

**2201, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2279468**



**\$465,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** Fully furnished

Experience the pinnacle of downtown luxury in this 2 bedroom, 2 bathroom, titled parking, SW-facing corner unit at VOGUE. Sold fully furnished and turnkey, this "Orion" floorplan is situated on one of the exclusive "Bedouin Suites" floors, featuring elite upgrades not found in the rest of the building. Floor-to-ceiling windows frame breathtaking mountain and river views, flooding the space with natural light. The interior boasts premium walnut built-ins, custom bedroom paneling, and a chef-inspired kitchen with an upgraded central island and quartz finishes. Both bedrooms act as private retreats, flanking the living area for maximum privacy. Perfect for investors, professionals and empty nesters. Beyond the unit, enjoy executive amenities including a 36th-floor Sky Gym and 24/7 concierge. Prime West End location steps to the river pathway, C-Train, downtown, and trendy Kensington. Condo fees are \$610.35/month, including all utilities except electricity.