

**1704, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2302849**



**\$357,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Heated Garage, Parkade, Parking Lot, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Currently rented for \$2,310/month (\$2,100 unit + \$210 parking TITLED Underground Heated Parking), this upscale 1-bedroom, 1-bathroom condo with a versatile office/den offers the perfect blend of comfort and urban sophistication in Calgary's vibrant downtown core—making it a fantastic investment property to add to your portfolio. This is a true turn-key opportunity—offered fully furnished, just bring your belongings and move right in. Perched on the 17th floor of the prestigious Vogue building, enjoy stunning views of the city skyline, Bow River, and Peace Bridge through expansive floor-to-ceiling windows. Designed with a modern open-concept layout and 9' ceilings, the living, dining, and kitchen areas flow seamlessly, featuring premium finishes such as a Fisher & Paykel refrigerator, quartz countertops, rich cabinetry, and elegant laminate flooring. The primary bedroom offers privacy with a 4-piece ensuite and walk-in closet, while the den provides a flexible space ideal for a home office or relaxation. This home also includes a private balcony, heated TITLED underground parking, and assigned storage—delivering both luxury and practicality. Residents enjoy access to exceptional amenities, including a fully equipped gym, yoga studio, meeting rooms, games and social lounges, and the stunning 36th-floor Sky Lounge with breathtaking mountain views. The building is meticulously maintained and features concierge service along with central air conditioning for year-round comfort. Ideally located just steps from Eau Claire, Kensington, the Bow River pathways, and only a block from the LRT station, this condo offers unmatched convenience and lifestyle. Call today to book your private viewing!