

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

**MLS # A2189310**



**\$369,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	2017 (8 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>Floors:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Roof:</b>	Tar/Gravel		
<b>Basement:</b>	-		
<b>Exterior:</b>	Concrete, Mixed		
<b>Foundation:</b>	-		
<b>Features:</b>	Granite Counters		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 514		
<b>LLD:</b>	-		
<b>Zoning:</b>	CR20-C20		
<b>Utilities:</b>	-		

**Inclusions:** N/A

Currently rented for \$2,300/month, this luxurious 1-bedroom, 1-bathroom condo with an office/den is the epitome of urban living in Calgary's vibrant downtown core. Perched on the 17th floor of the prestigious Vogue building, it boasts sweeping views of the city skyline, Bow River, and Peace Bridge through expansive floor-to-ceiling windows. The open layout, enhanced by 9' ceilings, seamlessly connects the living, dining, and kitchen areas, featuring high-end finishes such as a Fischer & Paykel refrigerator, rich cabinetry, quartz countertops, and elegant laminate flooring. The primary suite offers privacy with its 4-piece ensuite and walk-in closet, while the den provides a flexible space for work or relaxation. Complete with a private patio, heated titled underground parking, and assigned storage, this home is as practical as it is luxurious. Residents enjoy access to premium amenities, including a gym, yoga studio, meeting rooms, games and social rooms, and the Sky Lounge on the 36th floor with breathtaking mountain views. The building is impeccably maintained, with concierge service and central air conditioning, ensuring year-round comfort. Located steps from Eau Claire, Kensington, the Bow River Pathway, and a block from the LRT station, this condo offers unparalleled convenience and accessibility. \*\*\*ALL FURNITURE IS NEGOTIABLE\*\*\*. Don't miss the chance to experience this redefined standard of downtown living—schedule your private viewing today!