

**3404, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211778**



**\$695,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 964
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** None

**\*\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*\*** Welcome to SUB-PENTHOUSE LIVING at Vogue! This 2-bed + den, 2-bath condo w/ over 1,200 sq ft on the 34th-floor w/ amazing downtown skyline views boasts two balconies opening off the main living areas. Naturally bright living w/ soaring ceilings, modern light and ceiling details, an open concept floorplan, & engineered hardwood flooring throughout (no carpet!), you are going to love the urban life at Vogue. Gather around the massive island w/ breakfast bar seating & dual undermount sink in the modern, sleek kitchen. Stainless steel appliances include a fridge w/ French doors, a deli drawer, & a freezer drawer, a gas stove & hood fan, a dishwasher, & built-in microwave. White quartz counters & marbled tile backsplash complement the wood & white cabinetry & modern pendant lighting. The open-concept living, dining, and den area has large windows, a gas fireplace, & access to TWO balconies via sliding glass doors. 2 bedrooms flank the main living space for ultimate privacy. The primary bedroom features a walk-in closet w/ custom built-in storage, and a private 5-pc ensuite. Featuring white quartz counters, modern faucets, dual undermount sinks, wood grain cabinetry, a standup shower, & soaker tub w/ full height tile, you'll find everything you want & more in a primary suite. The secondary bedroom on the opposite side of the unit features a large window, a walk-in closet w/ custom built-in storage, & quick access to the main 4-pc bathroom w/ white a quartz counter, undermount sink, modern faucet, wood grain cabinets & a tub/shower combo w/ full-height tile. Rare for condo living, this unit has a laundry room w/ a washer & dryer, & TWO titled parking stalls w/ storage lockers above in the indoor, heated parkade. VOGUE is a high-end building w/ lots of amenities, including an elegant lobby,

full-time concierge, gym, billiards, large party room w/ kitchen & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services — this location truly cannot be beaten.