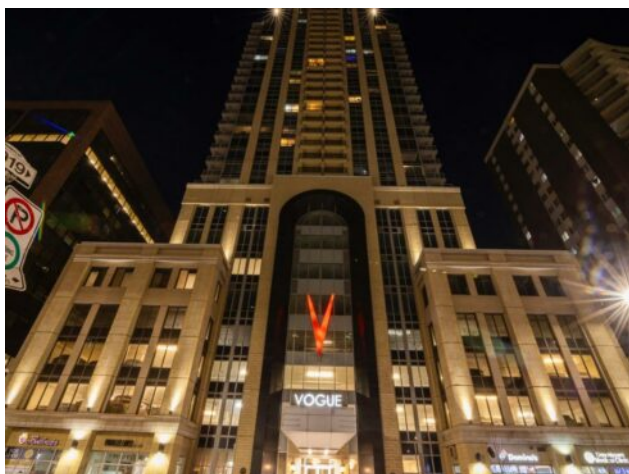


2210, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2215712



# \$375,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	561 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, See Remarks		
<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>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Key Fobs for building entry and amenities entry

Experience elevated urban living in this sophisticated 1 bed + 1 bath suite on the 22nd floor of Vogue, showcasing breathtaking panoramic views of the city skyline. Located in one of only four exclusive Bedouin-upgraded floors, this premium unit is part of a limited collection customized for Bedouin Suites. Featuring enhanced common areas and high-end interior upgrades found nowhere else in the building. This rare 'Varsity' floorplan has been thoughtfully redesigned for optimal flow and light, with a kitchen wall removed to open up the space. Modern luxury flows throughout the open-concept layout, enhanced by floor-to-ceiling windows and luxury vinyl plank flooring. The chef-inspired kitchen impresses with woodgrain cabinetry, quartz countertops, under-cabinet lighting, a designer tile backsplash, dual basin undermount sink, and upgraded stainless steel appliances including a chimney-style hood fan. The custom island with bar seating adds both style and functionality. Entertain or unwind in the open living area featuring a custom walnut entertainment wall and access to your private balcony equipped with a gas line, perfect for BBQing while enjoying unobstructed views. The spacious bedroom is a designer's dream with custom wall paneling, built-in walnut side tables, scone lighting, and a USB-equipped receptacle. A walk-through built-in closet leads to the spa-inspired 4-piece bathroom featuring quartz counters, an undermount sink, modern tile work, upgraded glass tub/shower doors, tile wainscoting, and occupancy-sensor lighting. Additional exclusive upgrades include: • Smart Sensor energy management system • Custom built-in closet organizers • Designer lighting with dimmers throughout • High-end finishes in every detail Vogue offers five-star amenities: a full-time concierge, an elegant

lobby, central A/C, a state-of-the-art fitness centre, yoga studio, billiards room, party room with kitchen, rooftop terraces, and a stunning 36th floor Sky Lounge with Features include: In-suite laundry, Pantry, 4-piece bathroom, Spacious walk-in closet, Option to purchase fully furnished or vacant. The building offers premium amenities: concierge service, a glass-wrapped gym and yoga studio on the 36th floor, pool table , ping pong table, executive party room with a large terrace looking out to downtown (the sunsets are incredible), bike storage and Bike wash station. LOW CONDO FEES!!! Steps from the Bow River, Peace Bridge, and Prince's Island Park. This isn't just a condo, it's a lifestyle.