

**1901, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2300664**



**\$445,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	785 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>	\$ 639
<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:** N/A

SOUTHWEST-facing 2-bed, 2-bath condo in upscale VOGUE w/ stunning CITY, RIVER & MOUNTAIN VIEWS from the 19th floor! Sun-drenched & open concept, this bright 2-bed/2-bath unit is filled with natural light & has engineered hardwood flooring in the main areas. Two-tone cabinets w/ modern hardware & under cabinet lighting, quartz counters, subway tile backsplash, dual basin undermount S/S sink, & S/S appliances, including a built-in Panasonic microwave, Kitchenaid stove w/ flat cooktop & dishwasher, & a Fisher Paykal fridge can be found in the open kitchen. The open main living area also features painted ceilings, floor-to-ceiling windows, & a sunny balcony w/ gas line for a BBQ & panoramic views. Flanked bedrooms offer extra privacy for roommates or frequent guests as they share no walls with each other. Primary suite features plush carpet, large windows w/ panoramic views, a generous closet, & a 4-pc ensuite w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, tile backsplash, & fully tiled tub/shower. The 2nd bedroom also has plush carpet, a generous closet, large windows and quick access to the main 3-pc bath w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & oversized glass shower w/ full height tile. Complete w/ in-suite laundry, titled indoor parking and extra storage in the heated parkade. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, and 36th floor Sky Lounge complete with fitness centre, billiards, large party room w/ kitchen, studio, & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services — this location offers the best urban lifestyle in the Downtown Commercial Core.