

2205, 930 6 Avenue SW
Calgary, Alberta

MLS # A2306346



\$359,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: TV's & TV Wall Mounts

****OPEN HOUSE THIS WEEKEND: SUNDAY, MAY 17 FROM 1 PM TO 4 PM**** *****Multiple Units & Floorplans Available - VISIT MULTIMEDIA LINK FOR FULL DETAILS!**** This bright NORTH-facing 1-bed + den unit in upscale VOGUE w/ stunning PANORAMIC RIVER VIEWS from the 22nd floor and UNDERGROUND PARKING in upscale Vogue is a must-see! There are only 4 upgraded floors in the Vogue building which were specially customized for Bedouin Suites, and this is one of them! **EXCLUSIVE BEDOUIN FEATURES** include upgraded hallways and common areas, as well as **INCREDIBLE UNIT UPGRADES** like custom kitchen islands with bar seating, upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including built-in side tables with convenience plugs, upgraded bathrooms with tile wainscoting and glass shower doors, built-in closets throughout, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! This customized & VARSITY floorplan also had a kitchen wall removed for improved flow and natural light, and WOW, does it look good! This condo presents modern living at its finest, including an open-concept floor plan filled with natural light through ample floor-to-ceiling windows complimented by luxury vinyl plank flooring adorning the main living spaces. The modern kitchen boasts woodgrain cabinets w/ modern hardware & under cabinet lighting, a specially-designed central island with quartz counters, tile backsplash, dual basin undermount sink, & upgraded s/s appliances including a chimney-style hood fan. The open main living area features a built-in walnut entertainment unit with a wall-mount TV included & access to a large balcony w/ gas line for a BBQ & panoramic views of the Bow River. The bedroom features custom wall panelling w/

built-in side tables, wall sconce lighting and a convenient receptacle w/ a USB port, plus an included wall-mounted TV. A large walkthrough closet w/ built-in organizers and stacked laundry leads to the 4-pc bathroom complete with occupancy-sensored lights, quartz countertops, tile wainscoting, an undermount sink with modern faucet, tile backsplash, modern vanity with storage, tile floors, and a large tub/shower combo with full height tile and an upgraded glass door. Complete w/ a sizeable den, a perfect home office or flex space, a tiled indoor parking stall in the heated parkade and a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, gym, billiards, large party room w/ kitchen, yoga studio, 36th floor Sky Lounge, & 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.