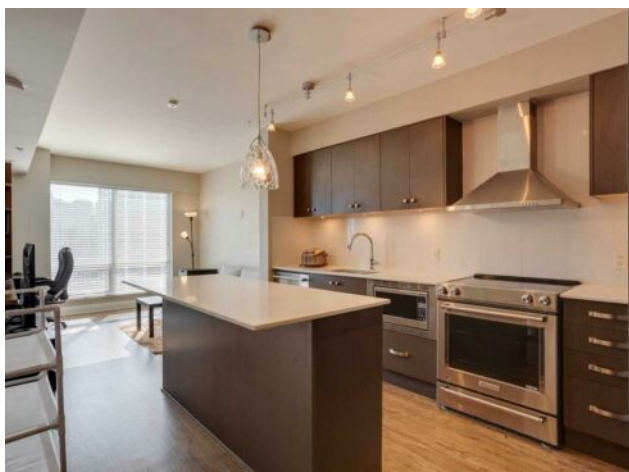


2507, 930 6 Avenue SW
Calgary, Alberta

MLS # A2211794



\$332,399

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Other, Street Lighting, Views		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	None		

Outstanding views and a maintenance-free lifestyle await in the amenity-rich, upscale Vogue building in the heart of Downtown's west end. Ideally located surrounded by parks within walking distance to the LRT, unique shopping and diverse restaurants. Easily walk to the core and trendy Kensington too! This sophisticated unit offers high-end upgrades that include luxury vinyl plank flooring, custom built-ins, designer lighting with dimmers, a smart sensor energy management system, flat painted ceilings, central air conditioning and floor-to-ceiling windows for endless natural light. Show off your culinary prowess in the stunning kitchen featuring quartz countertops, a plethora of woodgrain cabinets with contemporary hardware, under cabinet lighting, upgraded stainless steel appliances and a large centre island to gather around. The living room invites relaxation in front of the built-in walnut entertainment unit. Enjoy casual barbeques and time spent unwinding on the adjacent balcony with the city lights and peek-a-boo river views as the breathtaking backdrop. Retreat at the end of the day to the lavish primary bedroom complete with custom walnut wall panelling with built-in side tables and convenience plugs and a huge walk-in closet with built-in organizers. The luxurious upgrades continue into the 4-piece bathroom boasting modern tile floors, occupancy-sensing lighting, quartz countertops, tiled wainscoting and a fully tiled tub/shower. In-suite laundry and titled underground parking further add to your comfort and convenience. Full-time concierge provides peace of mind and ensures no more lost packages! Get your workout in at the well-equipped fitness room or gather with neighbours and guests in the party or games room all without having to leave the building! This outstanding location is close to everything - the extensive river walking/biking paths, a huge

variety of amenities, Cowboys Park (formerly Shaw Millennium Park) and so much more. Truly an unbeatable inner-city location!