

3004, 930 6 Avenue SW
Calgary, Alberta

MLS # A2185060



\$404,900

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|------------------|--|---------------|------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 600 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|----------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 498 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed | Zoning: | CR20-C20 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

Rare Opportunity to own a highly sought-after north-side suite in Vogue, offering breathtaking views of the Bow River, Kensington, and Prince's Island Park. Welcome to the height of urban sophistication at Vogue, where luxury meets convenience in the heart of Calgary's vibrant west end. This exquisite 1-bedroom, 1-bathroom + den condo is a stylish retreat featuring floor-to-ceiling windows that frame panoramic vistas of filling the suite with light while providing a picturesque backdrop for everyday living. The building's contemporary design, sleek finishes, and open-concept layout create an ambiance of modern elegance throughout the condo. The well-equipped kitchen flows seamlessly into the living space, which offers direct access to a private balcony—perfect for savoring your morning coffee or enjoying an evening BBQ while soaking in the stunning views. The spacious primary bedroom boasts an abundance of natural light, ample closet space, and convenient access to the in-suite washer and dryer. Whether used as a home office or a cozy reading nook, the den offers flexible living space to suit your needs. Residents of Vogue enjoy premium amenities, including a state-of-the-art fitness center, yoga room, meeting room, concierge service, and secure underground parking for both residents and visitors. Vogue's central location is a tranquil retreat in the midst of the city, offering easy access to Calgary's renowned Bow River pathways and the lush green spaces of Prince's Island Park. Immerse yourself in the vibrant culture of Kensington and 17th Avenue, both featuring an eclectic mix of boutique shops, cafes, and restaurants. From upscale dining to boutique shopping and cultural attractions, everything you desire is within reach. Located in the prestigious Vogue building, this condo epitomizes urban luxury

living. Schedule your private viewing today and experience this exquisite home for yourself!!