



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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1808, 930 6 Avenue SW  
 Calgary, Alberta

MLS # A2197081



**\$474,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-High-Rise (5+)           |               |                  |
| <b>Size:</b>     | 765 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Fan Coil   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 610   |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone, Stucco  | <b>Zoning:</b>    | CR20-C20 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |          |

**Inclusions:** N/A

Discover a sophisticated corner unit where modern elegance seamlessly meets urban convenience in the heart of Calgary. This meticulously designed 2-bedroom, 2-bath residence welcomes you with a spacious open-concept living area, bathed in natural light from expansive floor-to-ceiling windows that highlight contemporary finishes throughout. Hardwood floors flow through the main living space, adding warmth and character to the refined interior. The efficient kitchen is a chef's delight, featuring sleek quartz countertops, stylish two-tone cabinetry, classic white subway tile backsplash, and premium stainless steel appliances that blend form and function effortlessly. The primary bedroom is wrapped in windows, offering breathtaking city views and an abundance of natural light. It also boasts a luxurious 4-piece ensuite that's the perfect spot to unwind at the end of the day. The second bedroom offers versatility as an ideal guest room or home office, complete with ample closet space and easy access to a second full 3-piece bathroom, which features a full sized shower complete with glass door for a polished and modern look. Step out onto your private balcony to savour a morning coffee or evening wine while enjoying stunning downtown views. Positioned in the heart of Calgary, Vogue offers unparalleled convenience with easy access to an array of restaurants, boutique shops, and work hubs, along with effortless proximity to the scenic river for leisurely strolls and outdoor recreation. Beyond your luxury condo, residents enjoy a suite of impressive amenities, including a state-of-the-art fitness centre, a rooftop terrace perfect for social gatherings, a chic party room, and a shared gym and games room located on the 36th floor, offering sweeping views in all directions. With 24/7 concierge service, Vogue ensures an elevated lifestyle for every resident.

Don't miss the opportunity to experience luxury living at its finest!