



3504, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2302372



**\$729,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Penthouse                |               |                  |
| <b>Size:</b>     | 1,201 sq.ft.                       | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Fan Coil  | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Hardwood, Tile  | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 1,008     |
| <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>   | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s) |                   |              |

**Inclusions:** TV Mount

Experience elevated penthouse living at The Vogue, perched high above the city's financial core. This rare 2 bedroom, 2 bathroom residence features soaring vaulted ceilings, floor-to-ceiling windows, and TWO well-placed balconies that capture sweeping urban views, river views, and natural light throughout the day. The thoughtfully designed layout includes a spacious primary retreat with a walk-in closet and an exceptional 5-piece ensuite with double vanity, a separate in-unit laundry room, and open-concept living ideal for both everyday comfort and entertaining. Offered in only a limited number of high-rise units, this penthouse delivers a truly exclusive living experience. Completing the package are TWO TITLED underground parking stalls (UNITS 1 & 2) with immediate access from the parkade entrance, a rare and valuable convenience in the downtown core.