



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1206, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2304424



**\$490,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 790
<b>Basement:</b>	-	<b>LLD:</b>	1-24-16-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to Vogue! Located in the heart of Calgary, this 36-story tower is not just any regular building; rather, it is the definition of urban living in downtown Calgary. As you enter, you will be greeted by the concierge and a state-of-the-art lobby that includes two elegant sitting areas, perfect for relaxing. Heading up to the 12th floor via one of three high-speed elevators, your new home awaits! As you enter, you will right away notice the following three things: an open layout, plenty of sunlight, and unbeatable views. This condo includes a spacious den, kitchen, in-suite laundry, two bedrooms, two full bathrooms, a balcony facing the Peace Bridge, and a titled parking stall with assigned storage. Going up even higher to the 36th floor, enjoy exclusive access to premium amenities such as a fully equipped fitness centre, a games room, a yoga studio, and a luxurious sky lounge. Living in downtown Calgary means you're steps away from fine dining, boutique shopping, and the tranquillity of the Bow River pathways. Whether you're indulging in a night out or enjoying a peaceful walk, the best of the city is at your doorstep. Living in Vogue offers a rare combination of location, luxury, and lifestyle, it's more than just a home; it's an experience. Book a showing with your favourite Realtor today!