



GRASSROOTS
REALTY GROUP

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2205, 930 6 Avenue SW
Calgary, Alberta

MLS # A2306346



\$359,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	649 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: TV's & TV Wall Mounts

****Multiple Units & Floorplans Available - VISIT MULTIMEDIA LINK FOR FULL DETAILS!**** This bright NORTH-facing 1-bed + den unit in upscale VOGUE w/ stunning PANORAMIC RIVER VIEWS from the 22nd floor and UNDERGROUND PARKING in upscale Vogue is a must-see! There are only 4 upgraded floors in the Vogue building which were specially customized for Bedouin Suites, and this is one of them! EXCLUSIVE BEDOUIN FEATURES include upgraded hallways and common areas, as well as INCREDIBLE UNIT UPGRADES like custom kitchen islands with bar seating, upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including built-in side tables with convenience plugs, upgraded bathrooms with tile wainscoting and glass shower doors, built-in closets throughout, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! This customized 'Varsity' floorplan also had a kitchen wall removed for improved flow and natural light, and WOW, does it look good! This condo presents modern living at its finest, including an open-concept floor plan filled with natural light through ample floor-to-ceiling windows complimented by luxury vinyl plank flooring adorning the main living spaces. The modern kitchen boasts woodgrain cabinets w/ modern hardware & under cabinet lighting, a specially-designed central island with quartz counters, tile backsplash, dual basin undermount sink, & upgraded s/s appliances including a chimney-style hood fan. The open main living area features a built-in walnut entertainment unit with a wall-mount TV included & access to a large balcony w/ gas line for a BBQ & panoramic views of the Bow River. The bedroom features custom wall panelling w/ built-in side tables, wall scone lighting and a convenient

receptacle w/ a USB port, plus an included wall-mounted TV. A large walkthrough closet w/ built-in organizers and stacked laundry leads to the 4-pc bathroom complete with occupancy-sensored lights, quartz countertops, tile wainscoting, an undermount sink with modern faucet, tile backsplash, modern vanity with storage, tile floors, and a large tub/shower combo with full height tile and an upgraded glass door. Complete w/ a sizeable den, a perfect home office or flex space, a titled indoor parking stall in the heated parkade and a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, gym, billiards, large party room w/ kitchen, yoga studio, 36th floor Sky Lounge, & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services — this location offers the best urban lifestyle in the Downtown Commercial Core.