



3202, 930 6 Avenue SW
Calgary, Alberta

MLS # A2312505



\$579,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,017 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 824
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows		

Inclusions: n/a

Perched on the 32nd floor, this extraordinary northwest corner residence offers a rare opportunity to own one of only three floorplans of its kind in the building. Encompassing over 1,017 sq.ft., this refined two-bedroom + den, two-bathroom suite captures some of the most breathtaking panoramic views in Calgary — spanning the Bow River, Rocky Mountains, Kensington, downtown skyline, and beyond. Designed for elevated urban living, floor-to-ceiling windows and soaring ceilings flood the home with natural light while seamlessly connecting the interior to the spectacular surroundings. The open-concept layout is both sophisticated and functional, appointed with quartz countertops, premium stainless steel appliances, sleek contemporary finishes, and exceptional storage throughout. The primary retreat offers a luxurious private escape complete with an elegant ensuite, while the second bedroom and versatile den provide flexibility for guests, executive workspace, or additional living space. Two private balconies, including one with a gas line for outdoor entertaining, create an unmatched setting for morning coffee, sunset cocktails, or evenings overlooking the city lights. Further enhancing the residence is a premium oversized parking stall ideally positioned beside the elevator on the first level, secure visitor parking, bike storage, and the convenience of professional concierge service. Located in one of Calgary’s most desirable urban settings, residents are moments from Prince’s Island Park, the river pathways, Kensington’s boutique cafés and restaurants, Eau Claire, and the downtown core — offering a lifestyle where nature, dining, culture, and city energy converge effortlessly. Rarely does a residence combine this level of scale, elevation, exclusivity, and panoramic beauty. An exceptional offering in

Calgary's luxury skyline.