



GRASSROOTS
REALTY GROUP

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3306, 930 6 Avenue SW
Calgary, Alberta

MLS # A2346194

\$494,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	897 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: 2 TV Mounts, White Dresser in Primary Closet

Elevated urban living takes on a whole new meaning from the 33rd floor of VOGUE. Perfectly positioned with a southeast exposure and breathtaking panoramic views of Calgary's downtown skyline, this beautifully appointed 2-bedroom, 2-bathroom residence combines sophisticated finishes, an exceptional layout and one of the city's most desirable inner-city lifestyles. Step inside and immediately be drawn to the incredible wall of floor-to-ceiling windows, flooding the open-concept living space with natural light while creating an ever-changing cityscape as your backdrop. Engineered hardwood flooring flows throughout the main living areas, complemented by painted ceilings and a contemporary, neutral aesthetic that allows the views to truly take centre stage. The stylish kitchen blends function with modern design, featuring two-tone cabinetry with sleek hardware and under-cabinet lighting, quartz countertops, a classic subway tile backsplash and a dual-basin undermount stainless steel sink. A quality stainless steel appliance package includes a KitchenAid flat-top stove and dishwasher, built-in Panasonic microwave and Fisher & Paykel refrigerator. At the heart of it all, the kitchen opens seamlessly into the dining and living areas—perfect for entertaining against an impressive skyline backdrop. Step outside onto the generous balcony and experience the city from above. With sweeping panoramic views and a convenient gas line for your BBQ, this becomes an extension of your living space throughout Calgary's warmer months. Thoughtfully positioned on opposite sides of the residence, the two bedrooms provide excellent separation and privacy. The primary suite is a serene retreat with plush carpeting, expansive windows showcasing those remarkable views and a generous walk-in closet. The private 4-piece ensuite is beautifully finished with hexagon tile

flooring, a modern vanity with quartz countertop and undermount sink, contemporary fixtures, tile backsplash and a fully tiled tub/shower. The second bedroom is equally inviting with plush carpet, a sizeable closet and large windows capturing the city beyond. A beautifully finished 3-piece main bathroom offers hexagon tile flooring, quartz-topped vanity and an oversized glass shower surrounded by full-height tile. In-suite laundry, a titled parking stall in the heated parkade and private storage locker complete the residence, while central air conditioning keeps things comfortable throughout the warmer months. And then there is the VOGUE lifestyle. Residents enjoy an elegant lobby with full-time concierge service and an impressive collection of amenities including a fitness centre, yoga studio, billiards, expansive party room with kitchen and the spectacular 36th-floor Sky Lounge and rooftop terraces. Surrounded by parks, shopping, restaurants and transit, this is urban Calgary living at its finest. Come home to VOGUE, rise above the city and discover a view—and a lifestyle—that never gets old.