

\$450,000 - 2401, 930 6 Avenue Sw, Calgary

MLS® #A2089941

\$450,000

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

****Multiple Units & Floorplans Available - VISIT MULTIMEDIA LINK FOR FULL DETAILS!****
Come and see this SUNNY SW- facing CORNER UNIT with 2-beds/2-baths in upscale VOGUE w/ stunning RIVER VIEWS. There are only 4 floors in the Vogue building which were specially upgraded and customized for the Bedouin Suites, and this is one of them! EXCLUSIVE Bedouin-designed 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 convenience plugs, upgraded bathrooms with tile wainscoting and glass shower doors, built-in closet organizers throughout, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! This *ORION*™ floorplan offers 2 beds/2 baths and a great corner location with lots of windows and natural light. Flat painted ceilings & upgraded luxury vinyl plank flooring runs throughout the main areas, with floor-to-ceiling windows to showcase the incredible natural light and views. The modern kitchen boasts woodgrain cabinets w/ modern hardware & under- cabinet lighting, an upgraded central island with quartz counters, marble-style tile backsplash, dual basin undermount sink, & upgraded stainless steel appliances including a chimney-style hoodfan. The sunny living room features a built-in



walnut entertainment unit with wall- mount TV included and access to the large sunny balcony. The 2 bedrooms flank the living room, perfect for roommates or privacy from guests. The primary suite features custom wall panelling, a generous closet w/ built-in organizers, 4-pc ensuite w/ modern tile floors, occupancy-sensored lighting, quartz counters, undermount sink w/ modern faucet, tiled wainscotting, & fully tiled tub/shower with glass door. The 2nd bedroom also has a generous closet w/ built-in organizers, custom wall panelling & large windows w/ city views. It has quick access to the main 3-pc bath w/ tile wainscotting, quartz counters, & oversized glass walk-in shower w/ full height tile and an upgraded glass door. Complete w/ central AC, in-suite laundry, titled indoor parking & a private storage locker, and 3 mounted TVs included! VOGUE is a high-end building w/ executive amenities, including a gorgeous lobby, full-time concierge, fitness room, games room, large party room w/ kitchen, owners lounge, meeting room, and more. Surrounded by parks, transit, the LRT, shopping & more, & within easy walking distance to the downtown core & all Kensington shops & services “this location offers the best urban lifestyle in the Downtown Commercial Core! Please note, interior photos and Virtual Tour are from #2508 “ which has the same floorplan (except mirrored), same finishings, and is located 1 floor higher.

Built in 2017

Essential Information

MLS® #	A2089941
Price	\$450,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2401, 930 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1J3

Amenities

Amenities	Fitness Center, Party Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	36

Exterior

Exterior Features	None
Construction	Mixed

Additional Information

Date Listed	October 26th, 2023
Date Sold	October 26th, 2023
Zoning	CR20-C20/R20

HOA Fees 0.00

Listing Details

Listing Office RE/MAX HOUSE OF REAL ESTATE

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