

\$317,500 - 2409, 930 6 Avenue Sw, Calgary

MLS® #A2143213

\$317,500

1 Bedroom, 1.00 Bathroom, 563 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

****Multiple Units & Floorplans Available - VISIT MULTIMEDIA LINK FOR FULL DETAILS!****

This sunny South-facing 1-bed, 1-bath condo 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 paneling 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 "AVALON"™ floorplan also had a kitchen wall removed for improved flow and natural light and **WOW** does it look good! 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, a specially-designed central island with quartz counters, 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 South-facing balcony. The primary 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 provides cheater access 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/ central AC, in-suite laundry, and 3 wall-mounted TVs! 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! An underground parking stall with an extra private storage locker can be available for an additional \$50k. *(Please note, interior photos and video tour guide are from a similar unit with the same floorplan, finishings, and view.)

Built in 2017

Essential Information

MLS® #	A2143213
Price	\$317,500
Sold Price	\$317,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	563

Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2409, 930 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1J3

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	None

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	June 21st, 2024
Date Sold	July 23rd, 2024
Days on Market	32
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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