

\$549,900 - 2306, 930 6 Avenue Sw, Calgary

MLS® #A2215473

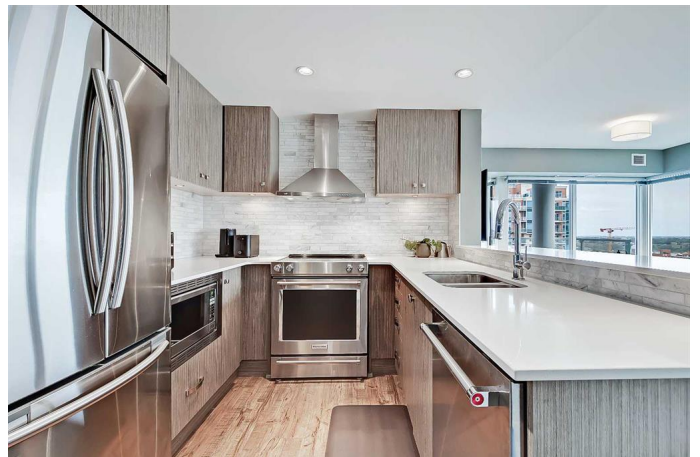
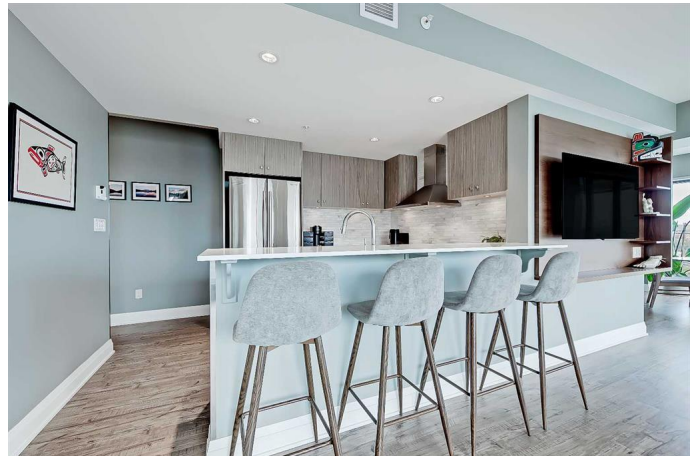
\$549,900

2 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

ATTENTION INVESTORS - THIS UNIT IS TENANT OCCUPIED @ \$2900/MONTH UNTIL AUG 31 2025 AND TENANT WISHES TO RENEW FOR 2 MORE YEARS**. **VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!** Wow, check out this 2 bed & den/2bath NE CORNER UNIT with PHENOMENAL RIVER & CITY VIEWS! There are only 4 floors in the upscale Vogue building that 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 upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including convenience plugs and sconce lighting, 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! Highly upgraded, this open-concept condo features floor-to-ceiling windows and upgraded luxury vinyl plank flooring throughout. Contemporary woodgrain cabinets line the kitchen w/ modern hardware & under cabinet lighting, quartz counters, a marble-style tile backsplash, dual basin undermount S/S sink, & upgraded stainless steel appliances, including a chimney-style hoodfan. Breakfast bar seating adds a casual dining option, or sit down for meals in the



dining room with 2x walls of windows. The open main living area also features floor-to-ceiling windows and an extensive balcony w/ gas line for a BBQ & with the most stunning views of downtown Calgary and the Bow River. A split floorplan is great for privacy between the bedrooms. The large primary suite features large windows w/ panoramic views, custom paneling with sconce lighting and convenience plugs, a generous closet w/ built-in organizers, & a 5-pc ensuite w/ tile flooring, extended modern vanity with dual undermount sinks, modern faucets, quartz countertops, tile backsplash, & fully tiled tub/shower w/ upgraded glass door. The 2nd bedroom features a generous sized closet & large windows w/ panoramic views. It has quick access to the main 3-pc bath w/ tile floors & an oversized glass shower w/ full height tile. 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! *Multiple Units & Floorplans Available in this Building - Visit Multimedia Links for Full Details!*

Built in 2017

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2215473 |
| Price | \$549,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |

| | |
|----------------|-------------------|
| Full Baths | 2 |
| Square Footage | 977 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 2306, 930 6 Avenue Sw |
| Subdivision | Downtown Commercial Core |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 1J3 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade |

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, Wall/Window Air Conditioner, Washer |
| Heating | Fan Coil |
| Cooling | Central Air |
| # of Stories | 36 |

Exterior

| | |
|-------------------|-------|
| Exterior Features | None |
| Construction | Mixed |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 69 |
| Zoning | CR20-C20 |

Listing Details

Listing Office RE/MAX House of Real Estate

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