

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

MLS® #A2215473

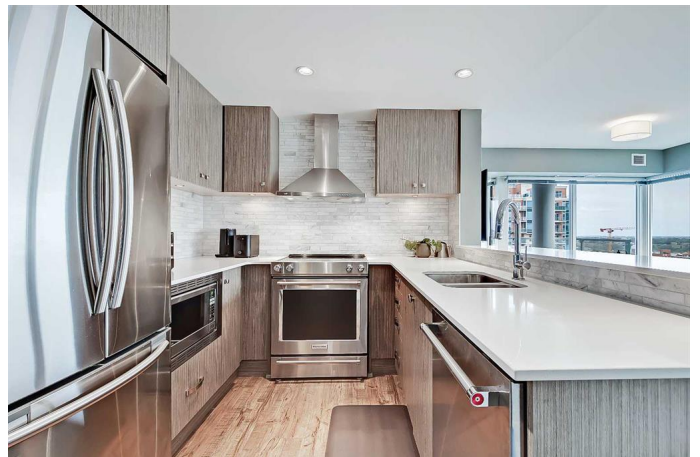
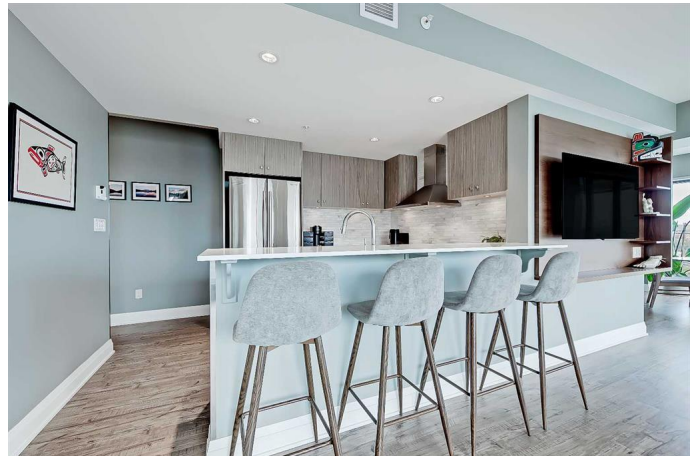
**\$549,900**

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	50
Zoning	CR20-C20

**Listing Details**

Listing Office                RE/MAX House of Real Estate

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