

3006, 930 6 Avenue SW  
 Calgary, Alberta

MLS # A2217260



**\$529,800**

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 707
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the sleek and sophisticated Vouge building! This stunning southeast-facing 2-bedroom, 2-bathroom condo on the 30th floor offers breathtaking panoramic views of Calgary's city skyline and mountains. Bathed in natural light, the open-concept layout features engineered hardwood flooring throughout the main living areas, creating a warm and modern ambiance. The modern kitchen is equipped with two-tone cabinetry, contemporary hardware, under-cabinet lighting, quartz countertops, a subway tile backsplash, and premium stainless-steel appliances. Enjoy floor-to-ceiling windows, a seamless layout, and an expansive balcony with a gas line for BBQs—perfect for taking in those spectacular downtown views. The bedroom layout offers ideal privacy, with each room positioned on opposite sides of the unit. The primary suite features, large windows, mountain views, a walk-in closet, and a luxurious 4-piece ensuite complete with hexagon tile flooring, quartz-topped vanity, modern fixtures, and a fully tiled tub/shower combo. The spacious second bedroom easily accommodates both a double bed and dresser/desk, generous closet space, and city views. A well-appointed 3-piece main bath offers a large glass shower, full-height tile surround, and stylish finishes throughout. Additional highlights include in-suite laundry, a titled parking stall in the heated parkade, and a dedicated storage locker. Residents of VOGUE enjoy access to a range of upscale amenities, including central A/C, concierge service, a formal lobby, fitness centre, yoga studio, billiards room, party room with kitchen, rooftop terraces, and the 36th-floor Sky Lounge. Perfectly situated in Calgary's Downtown Commercial Core, this location offers walkable access to parks, the LRT, shopping, Kensington, and the downtown core—offering an exceptional urban lifestyle.