

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

MLS® #A2215473

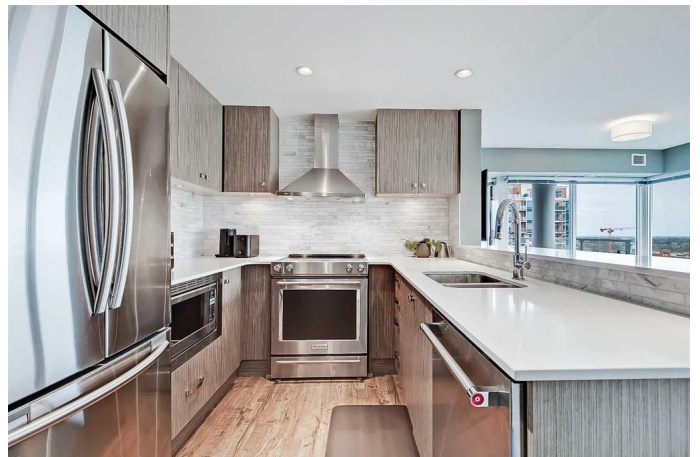
**\$549,900**

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 | 81               |
| Zoning         | CR20-C20         |

**Listing Details**

Listing Office                      RE/MAX House of Real Estate

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