



930 6 Avenue Calgary Alberta

\$549,900

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...

Living room 18.75 Ft x 9.08 Ft

Kitchen 8.83 Ft x 8.00 Ft

Dining room 8.92 Ft x 8.92 Ft

Primary Bedroom 11.33 Ft x 10.17 Ft

Bedroom 10.92 Ft x 10.08 Ft

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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