



## 930 6 Avenue Calgary Alberta

\$364,900

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** This bright NORTH-facing 1-bed + den unit with stunning PANORAMIC RIVER VIEWS from the 22nd floor in the upscale Vogue building is a must-see! There are only 4 upgraded floors in the Vogue building, which 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 custom kitchen islands with bar seating, upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including built-in side tables with convenience plugs, upgraded bathrooms with tile wainscoting and glass shower doors, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and **MORE!** This customized 'VARSITY' floorplan also had a kitchen wall removed for improved flow and natural light, and WOW, does it look good! This condo presents modern living at its finest, including an open-concept layout filled with natural light through ample floor-to-ceiling windows, complemented by luxury vinyl plank flooring adorning the main living spaces. The modern kitchen boasts wood-grain cabinets with modern hardware and under-cabinet lighting, a specially designed central island with quartz counters, a tile backsplash, a dual-basin undermount sink, and upgraded stainless steel appliances, including a chimney-style hood fan. The open main living area features a built-in walnut entertainment unit with a wall-mount TV included and access to a large balcony with a gas line for a BBQ and panoramic views of the Bow River. The bedroom features custom wall panelling with built-in side tables, wall scone lighting and a convenient receptacle with a USB port, plus an included wall-mounted TV. A large walkthrough closet with built-in organizers and a stack...

Living room 10.92 Ft x 10.67 Ft

Kitchen 13.42 Ft x 7.83 Ft

Primary Bedroom 11.00 Ft x 10.00 Ft

Den 8.92 Ft x 7.08 Ft

4pc Bathroom 8.92 Ft x 5.33 Ft

Listing Presented By:



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