

**407, 1410 1 Street SE**  
**Calgary, Alberta**

**MLS # A2226791**



**\$264,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 632 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Parkade, Titled             |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 463          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Recreation Facilities |                   |                 |

**Inclusions:** N/A

Affordable living in the heart of Calgary, SASSO is waiting for you. This 1-bedroom suite is well designed to maximize living space. You'll love the 9-foot ceilings which give a feeling of openness and make the most of the natural light. The open-concept kitchen features maple cabinets, tile floor, sleek black appliances, eat-in breakfast bar with tons of counter space and lots of storage. This apartment features brand new carpeting. Take time to enjoy the east facing balcony c/w gas hookup & overlooking the courtyard/fitness centre with views to the west and east including the new BMO Centre. The spacious master bedroom has a large closet and offers a southeast view. There is a well-appointed 4-piece bathroom, in-suite laundry and storage room, and a spacious tiled entry. This suite comes with a titled underground parking stall (#268 on P4) and a separate storage locker (#188 on P4) in a secured room. The Sasso has terrific amenities including a concierge, a fitness centre, hot tub, theatre room, games room c/w wet bar, pool tables and poker tables, plus an outdoor terrace. All within walking distance to 17th Ave, the Stampede Grounds, Downtown, the East Village, LRT, shopping & grocery stores, plus the bike path system. Don't miss this chance to make Sasso your new home.