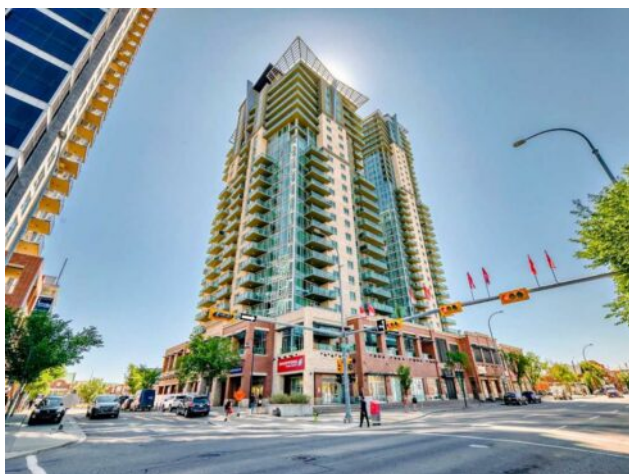


305, 1410 1 Street SE
Calgary, Alberta

MLS # A2235141



\$299,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 650
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to The SASSO—one of the Beltline’s most prestigious and modern high-rises! This bright and spacious 2-bedroom, 2 full bathroom condo offers the perfect blend of comfort and convenience in the heart of downtown Calgary. Recently repainted throughout, the unit feels fresh and move-in ready. Step into an open-concept living space flooded with natural light, complemented by a large L-shaped balcony—ideal for morning coffee or evening relaxation. Enjoy year-round comfort with central air conditioning, in-suite laundry, and a titled, heated underground parking stall. The SASSO building also features exceptional amenities, including a fully equipped two-storey gym, a movie theatre-style media room, concierge service, and secure bike storage. This well-kept and carefully maintained condo is just a short walk to the Stampede grounds, trendy coffee shops, restaurants, public transit, and countless shopping options. Don’t miss this opportunity to own a freshly updated home in one of Calgary’s most vibrant neighborhoods!