

**1606, 1410 1 Street SE**  
**Calgary, Alberta**

**MLS # A2242260**



**\$309,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 717 sq.ft.                                           | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                    |               |                   |
| <b>Lot Feat:</b> | -                                                    |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile           | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 551          |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Stucco | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Open Floorplan                 |                   |                 |

**Inclusions:** n/a

Welcome to urban living at its finest in the sought-after SASSO building! This 1 bedroom + den, 1 bathroom condo is perched on the 16th floor, offering sweeping southwest views of both the mountains and Stampede Park, a rare offering, as one of only six units in the building with an oversized covered balcony and expanded floor plan. Step inside to a bright, open-concept layout featuring a modern kitchen with upgraded dark wood cabinetry, a chic Italian tile backsplash, and sleek black appliances. The kitchen flows seamlessly into the spacious dining and living areas, creating a perfect space for both everyday living and entertaining. The generous primary bedroom features a walk-through closet that connects to the stylish 4-piece bathroom. Just off the entrance, a convenient den with built-in desk and hookups is ideal for a home office. In-suite laundry is tucked away in the primary bedroom closet for ultimate convenience. This unit includes one titled underground parking stall and a separate storage unit. Residents of SASSO enjoy premium amenities including a fully-equipped gym, recreation and billiards rooms, a hot tub, theatre room, and a common outdoor patio and garden space. Located just steps to the Stampede Grounds, The Saddledome and the upcoming new arena, as well as the shops, dining, and nightlife of 17th Avenue, this is an unbeatable location for work, play, and everything in between. Whether you're a first-time buyer, investor, or looking for a vibrant downtown lifestyle, this unit checks all the boxes. Don't miss out, book your private viewing and start enjoy your dream inner city lock and go lifestyle!