

**705, 1410 1 Street SE**  
**Calgary, Alberta**

**MLS # A2205211**



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

**PRIME DOWNTOWN INVESTMENT: STEPS FROM NEW CALGARY FLAMES ARENA. PERFECT OPPORTUNITY FOR YOUNG PROFESSIONALS & INVESTORS.** Exceptional 2-bedroom, 2-bathroom CORNER UNIT condo in Sasso, strategically positioned just steps from the new Calgary Flames arena. This immaculate 18+ property offers tremendous earning potential in one of downtown's most rapidly appreciating neighborhoods. This turnkey investment comes FULLY FURNISHED with current long-term tenants on a month-to-month lease. Contemporary open-concept living space with high ceilings and abundant natural light. Designer kitchen featuring quartz countertops and spacious breakfast bar. Primary bedroom with convenient walk-through closet leading to 4-piece bathroom. Second bedroom positioned for optimal privacy. In-unit laundry room for added convenience. Secure underground parking included, state of the art fitness centre, sauna and hot tub, and party rooms round out the incredible amenities Sasso has to offer! The prime downtown location offers unparalleled access to public transportation, major highways, and cycling paths. Surrounded by trendy dining, cafes, boutique shopping, and entertainment venues, this urban oasis attracts quality tenants year-round. With ongoing development in East Village, including the new arena and convention center, this presents an exceptional opportunity for young professionals looking to enter the downtown real estate market with built-in income potential. Don't miss this chance to secure a high-performing downtown investment property. Schedule your viewing today!