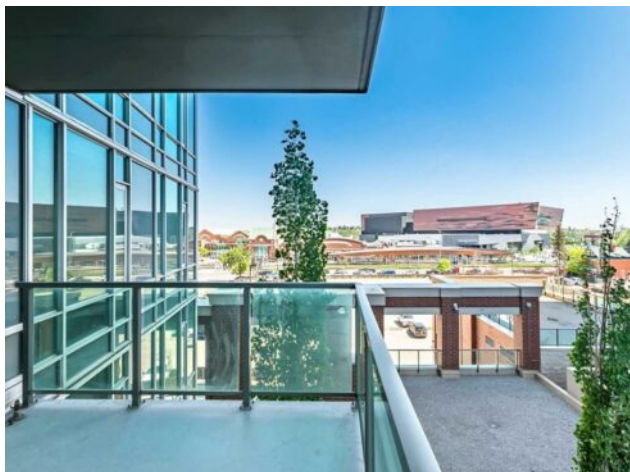


407, 1410 1 Street SE
Calgary, Alberta

MLS # A2226791



\$264,000

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

| | | | |
|-------------|--|------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 463 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | 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.