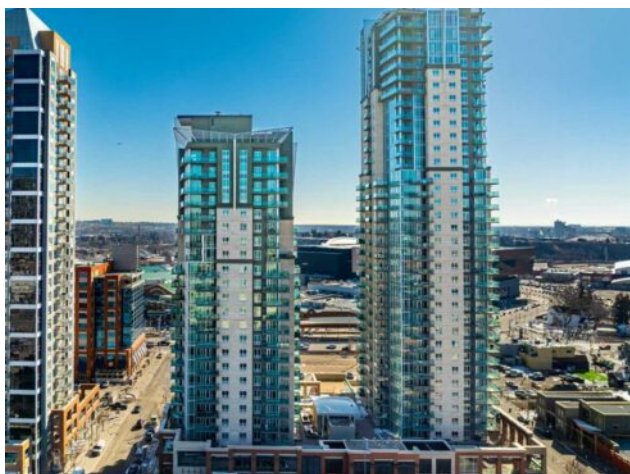


1402, 1410 1 Street SE  
Calgary, Alberta

MLS # A2231539



# \$288,800

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 630 sq.ft.                         | Age:   | 2005 (20 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                               |            |        |
|-------------|-------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                     | Water:     | -      |
| Floors:     | Carpet, Tile                                                                  | Sewer:     | -      |
| Roof:       | -                                                                             | Condo Fee: | \$ 501 |
| Basement:   | -                                                                             | LLD:       | -      |
| Exterior:   | Concrete                                                                      | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                               | Utilities: | -      |
| Features:   | French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home |            |        |

**Inclusions:** LEATHER ELECTRIC CHAISE RECLINER, 2 WALL MOUNTED FLAT SCREEN T.V.'S, THREE SHELVES FOR EQUIPMENT, BENCH IN FOYER, NATURAL GAS B.B.Q. AND TWO PATIO CHAIRS, WALL MOUNTED PICTURE IN LIVING ROOM AND 2 SETS OF KEYS AND FOBS

COME AND SEE THIS EXCEPTIONAL OPPORTUNITY TO LIVE IN THIS TREND SETTING DYNAMIC CONDO ON THE 14TH FLOOR OF THE SASSO BUILDING! One of the most well-designed one-bedroom condos in this vibrant 18+ adult complex in the revitalized Cultural and Entertainment district of Beltline/ Victoria Park. This bright and open plan features nine-foot ceilings, air conditioning and floor to ceiling windows offering dramatic views! THE SPECIAL LEVY THAT WAS ASSESSED ON JUNE 12, 2025 FOR \$6,534.61 HAS BEEN PAID IN FULL BY THE SELLER. SEE RECEIPT AND DETAILS OF THE SPECIAL ASSESSMENT IN THE DOCUMENT SECTION OF THIS LISTING. The lights at night are magical. Large foyer with wall hooks, mirrored sliding closet doors and room for a bench. Spacious living/dining area that includes a "Cindy Crawford" black electric chaise lounge and recliner with center console plus a wall mounted T.V. and shelving for your equipment. Door to the northwest covered balcony is perfect for summer entertaining with the included natural gas barbecue and patio chairs. Modern spacious kitchen with espresso tone cabinets and drawers, extended granite counter with eating bar and black appliances. The spacious bedroom features a full wall window looking out to the night lights and a wall mounted T.V. with storage shelf for your equipment. Walk through closet with cheater door to the four-piece bathroom. Sleek modern bathroom with granite extended vanity, deep soaker tub/shower and tile floor. Convenient in suite laundry /storage room that includes the new (2024) stacking washer and dryer. Secure title parking stall #111 in the heated underground parkade. Assigned storage locker #106. Incredible amenities include including weekday concierge, theatre, a proper gym/fitness centre including weights,

social rooms with pool table, sauna, hot tub, second floor rooftop patio and security personal. The location is second to none and perfect for singles or professionals and offers a walking score of 95% and a bike score of 94%. Great location located steps to the Stampede LRT Station and the Stampede Grounds, that include year-round entertainment at the BMO Centre and Saddledome. Shoppers Drug Mart and Sunterra Market are at the base of the complex. Shopping and incredible dining are all within walking distance on 17th Avenue and beyond. A quick 10-minute walk to the MNP Community Sports Centre and the Elbow River Pathways. This condo with titled parking stall has an assessed value of \$310,500.00 from the City of Calgary.