



GRASSROOTS
REALTY GROUP

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1607, 1410 1 Street SE
Calgary, Alberta

MLS # A2224326



\$290,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	696 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Furniture is Negotiable

Great opportunity for first time buyers or someone seeking an income property. Nestled on the 16th floor of the Sasso building, this refined one bedroom, one bathroom condominium offers a sophisticated urban living experience. This unit presents an open concept layout that seamlessly integrates the living room and kitchen. The kitchen offers granite counter tops, a functional eating bar, and stainless steel appliances. The property's defining feature is its private balcony, showcasing expansive south and west facing views ideal for relaxation or entertaining. Residents of Sasso benefit from a comprehensive suite of amenities including a fully equipped fitness center, a dedicated recreation room for social gatherings, and a soothing hot tub for ultimate relaxation. Additional building features include a billiards lounge, a common outdoor patio and garden along with a theatre room. This property is ideally located within walking distance of the Stampede Grounds, the Saddle Dome (and the soon to be opened new arena) along with the trendy shops and restaurants on 17th Ave. The LRT is just steps away for easy access to downtown. For those looking for a turnkey rental property the furniture can be negotiated into the sale price.