



GRASSROOTS
REALTY GROUP

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407, 1410 1 Street SE
Calgary, Alberta

MLS # A2226791



\$249,900

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.