

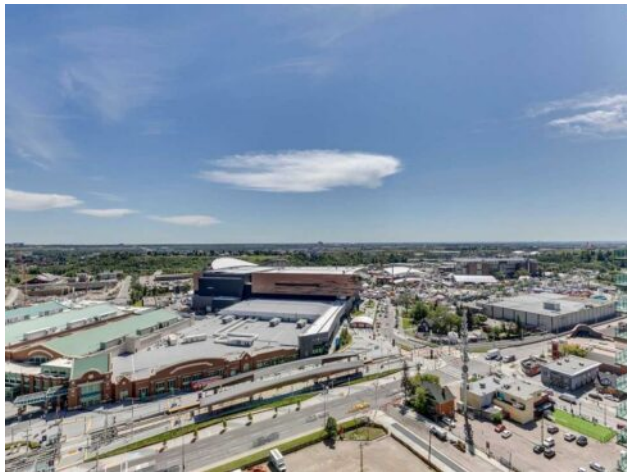


**GRASSROOTS**  
REALTY GROUP

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2203, 1410 1 Street SE  
Calgary, Alberta

MLS # A2239642



**\$599,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,251 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 952
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** All furniture.

Rare Turnkey Opportunity on the 22nd Floor of Sasso with Stunning Bird's-Eye Views of Stampede Park & Downtown! Just move in and enjoy — all furniture is included in this beautifully appointed 2-bedroom, 2-bathroom corner unit, offering over 1,200 sq ft of living space with incredible north, east, and downtown views. The open-concept floor plan features brand new laminate flooring, high ceilings, and floor-to-ceiling windows that flood the space with natural light. The updated kitchen is stylish and functional, boasting refreshed quartz countertops, a peninsula with eating bar, subway tile backsplash, ample storage, and stainless steel appliances. The kitchen flows seamlessly into the spacious living and dining areas — perfect for entertaining — and a built-in computer desk provides an ideal work-from-home nook. The primary suite offers a walk-through closet with custom built-ins and a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a separate shower. The second bedroom, featuring a custom wood closet, is conveniently located next to a 3-piece bath — perfect for guests. Step outside to the massive wrap-around balcony and take in the panoramic views of Stampede Park, the city skyline, and downtown Calgary — truly a spectacular vantage point. Additional highlights include in-suite laundry, a large ground-floor storage locker, and one titled corner underground parking stall. Residents of Sasso enjoy first-class amenities, including concierge service, fully equipped fitness room, recreation room with pool table & fireplace, hot tub, sauna and movie theatre. All this in an unbeatable central location — walking distance to Stampede Park, MNP Community & Sport Centre, Elbow River pathways, cafes, restaurants, 17th Avenue nightlife, public transit, and downtown. Don't miss this rare

chance to own a move-in-ready home in one of Calgary’s most desirable buildings!