

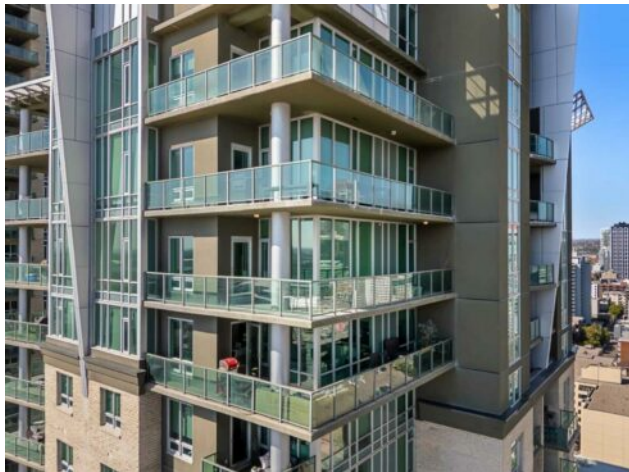


GRASSROOTS
REALTY GROUP

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2104, 1410 1 Street SE
Calgary, Alberta

MLS # A2251889



\$459,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	949 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 739
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Stone Counters		

Inclusions: n/a

Your Sky-High Retreat in the Heart of Calgary's Entertainment District! Imagine waking up to breathtaking city views from the 21st floor and unwinding as the downtown lights twinkle below. Welcome to SASSO—an exceptional opportunity to experience the vibrant energy of Victoria Park. This concrete building, situated in the heart of the Beltline, is conveniently close to numerous amenities and just a short walk from downtown. This unit features a fantastic floor plan with floor-to-ceiling windows that fill the space with natural light, making it one of the most desirable locations in the building. This stylish two-bedroom condo, located in an 18+ adult complex, offers the ultimate urban lifestyle. Step inside this renovated unit and enjoy the spaciousness created by nine-foot ceilings, luxury vinyl plank flooring throughout, and an open-concept layout. The modern kitchen, equipped with granite countertops and sleek white cabinets, is perfect for preparing dinner before heading out for the night. Enjoy warm evenings on your private covered balcony, complete with a gas BBQ. For cozy nights in, relax on your couch, perfectly positioned to take in the stunning view. The main floor features beautiful new luxury vinyl plank flooring for easy maintenance. The open layout provides ample space for entertaining, with the kitchen boasting granite countertops, stainless steel appliances, an eating bar, a double sink, and plenty of cabinet space. Both bedrooms are spacious and include walkthrough closets and their own full bathrooms, ensuring privacy as they are separated across the condo. World-class amenities await you, including a concierge, fitness center, theater, hot tub, and more. With the city at your doorstep, you are just steps away from the LRT, Stampede Grounds, Sunterra Market, and a variety of dining and shopping options on 17th Avenue. This isn't just a

condo; it's your gateway to a sophisticated and convenient urban lifestyle. Be sure to view the full 3D virtual tour!