



2306, 1410 1 Street SE  
Calgary, Alberta

MLS # A2120561



**\$899,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to the best of PENTHOUSE living at Sasso! This large 2 STOREY corner unit has the finest features and panoramic views of both the mountains and the vibrant city skyline, all from the 244+ square foot wrap-around southwest balcony. Step inside to discover a world of luxury, where hardwood floors and travertine tile set the stage for elegance. The attention to detail is in every corner, from the quartz countertops to the iron spindle railings adorning the staircase. The thoughtfully designed floor plan offers the ultimate in comfort and convenience. On the upper floor, you'll find the expansive primary including a walk-in closet and a spa-inspired ensuite bathroom complete with double sinks, a jetted tub, and a separate shower. On the main floor, lofty 10-foot ceilings enhance the sense of openness, while a second bedroom, bathroom, laundry room, and den provide versatility and functionality for modern living. You'll find a wealth of amenities that cater to your every need, including an exclusive owner's lounge with pool tables, a private theatre for movie nights, a fully equipped gym, rejuvenating steam showers, and a relaxing hot tub to unwind after a long day. Conveniently located just a short stroll away from the Stampede grounds, fine dining, and the LRT for easy commuting. Plus, find all your daily essentials just steps away at the shops on the main floor. This exceptional residence comes complete with TWO TITLED PARKING STALLS and an assigned storage locker. With ample visitor parking and an attentive concierge service, welcoming friends and enjoying the perks of ownership is effortless. Welcome home to Sasso, where luxury living meets urban convenience in the heart of Calgary.