



GRASSROOTS
REALTY GROUP

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2101, 1410 1 Street SE
Calgary, Alberta

MLS # A2204190



\$478,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 801
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		

Inclusions: N/A

**** PRICE ADJUSTED **** WEST FACING TWO BEDROOM unit in Sasso with AMAZING MOUNTAIN/CITY VIEWS * TWO TITLED SIDE-BY-SIDE PARKING STALLS * MASSIVE WEST FACING DECK! Sasso is a concrete building in the heart of the Beltline close to a multitude of amenities and a short walk to downtown. This unit has a great floor plan with floor to ceiling windows letting in lots of natural light and is one of the most desired locations in the building. The entrance to the unit is nicely tiled for easy care and has a spacious nook that could be used for separate work space. The main area layout is open and gives ample space for entertaining. Kitchen has granite countertops, stainless steel appliances, eating bar, double sink and lots of cabinet space. The dining and living areas are large to take advantage of that spectacular view and have easy access to the wrap around balcony complete with gas hook-up. The two bedrooms are both large, have walkthrough closets and their own full bathrooms. The bedrooms are separated across the condo for nice privacy. All this plus generous insuite storage closet & separate laundry room, storage locker AND TWO SIDE BY SIDE TITLED PARKING SPOTS! Sasso has front entrance security, a fitness facility, lounge, theater room, hot tub, outdoor patio off the second floor and indoor visitor parking. This is a fantastic property in a fantastic location and is ready for immediate possession!