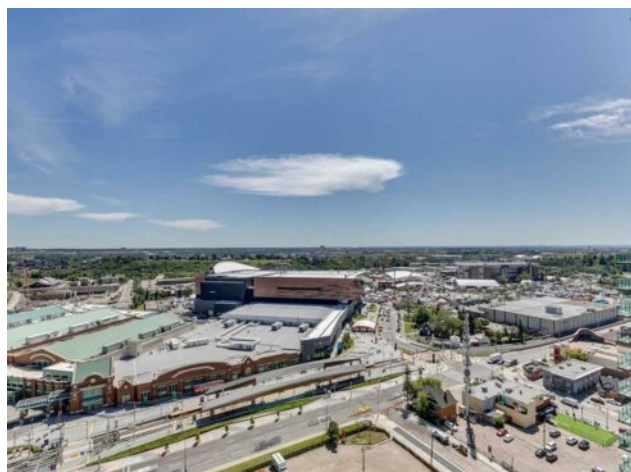


**2203, 1410 1 Street SE  
Calgary, Alberta**

**MLS # A2239642**



**\$599,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<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>	-	<b>Condo Fee:</b>	\$ 952
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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 the Sasso with a bird's eye view of Stampede Park! All furniture is included, all you have to do is move into this beautiful 2 bedroom 2 full bath CORNER UNIT, offering over 1200 sq ft of living space & north & east views. The open plan presents newer hardwood flooring, high ceilings & floor to ceiling windows, showcasing the kitchen that's tastefully finished with refreshed quartz counter tops, peninsula with eating bar, subway tile backsplash, plenty of storage space & stainless steel appliances. The living & dining areas are open to the kitchen, creating a perfect entertainment space. A convenient computer desk provides a great work from home area. The primary bedroom boasts a walk-through closet with built-in storage & a private 5 piece bath with dual sinks, relaxing jetted tub & separate shower. The second bedroom with custom wood closet & 3 piece bath are ideal for guests. Outside, enjoy the huge wrap around balcony with panoramic views. Other notable features include in-suite laundry & one titled underground parking stall. The Sasso provides first class amenities, including a fully equipped fitness room, recreation room with pool table & fireplace, hot tub, movie theatre & rooftop garden. The central location can't be beat - walking distance to Stampede Park, MNP Community & Sport Centre, Elbow River pathways, many cafes & restaurants, 17th Avenue nightlife, public transit & downtown.