

**1402, 1410 1 Street SE
Calgary, Alberta**

MLS # A2203432



\$308,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	630 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Leather electric chaise lounge and recliner, 2 wall mounted T.V.'s, three shelves for equipment, window blinds, bench in foyer, natural gas BBQ and two patio chairs. Wall mounted picture in the living room. Two Sets of Fobs and Keys.

An exceptional opportunity to live in this trend setting dynamic condo on the 14th floor of the Sasso building! One of the most well-designed one-bedroom condos in this vibrant 18+ adult complex in the revitalized Cultural and Entertainment district of Beltline/ Victoria Park. This bright and open plan features nine-foot ceilings, air conditioning and floor to ceiling windows offering dramatic views! The lights at night are magical. Large foyer with wall hooks, mirrored sliding closet doors and room for a bench. Spacious living/dining area that includes a 'Cindy Crawford' black electric chaise lounge and recliner with center console plus a wall mounted T.V. and shelving for your equipment. Door to the northwest covered balcony is perfect for summer entertaining with the included natural gas barbecue and patio chairs. Modern spacious kitchen with espresso tone cabinets and drawers, extended granite counter with eating bar and black appliances. The spacious bedroom features a full wall window looking out to the night lights and a wall mounted T.V. with storage shelf for your equipment. Walk through closet with cheater door to the four-piece bathroom. Sleek modern bathroom with granite extended vanity, deep soaker tub/shower and tile floor. Convenient in suite laundry /storage room that includes the new (2024) stacking washer and dryer. Secure title parking stall #111 in the heated underground parkade. Assigned storage locker #106. Incredible amenities include including weekday concierge, theatre, a proper gym/fitness centre including weights, social rooms with pool table, sauna, hot tub, second floor rooftop patio and security personal. The location is second to none and perfect for singles or professionals and offers a walking score of 95% and a bike score of 94%. Great location located steps to the Stampede LRT Station and

the Stampede Grounds, that include year-round entertainment at the BMO Centre and Saddledome. Shoppers Drug Mart and Sunterra Market are at the base of the complex. Shopping and incredible dining are all within walking distance on 17th Avenue and beyond. A quick 10-minute walk to the MNP Community Sports Centre and the Elbow River Pathways.