



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #2101, Calgary T2G 5T7

MLS® #: **A2111329**

Area: **Beltline**

Listing Date: **03/01/24**

List Price: **\$508,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,026**
Low Sqft:
Ttl Sqft: **1,026**

DOM

79

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Side By Side,Titled,Underground**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Storage,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`0"	Dining Room	Main	11`0" x 10`0"
Living Room	Main	12`0" x 11`3"	Bedroom - Primary	Main	11`1" x 10`1"
Bedroom	Main	11`11" x 11`2"	Laundry	Main	5`2" x 4`10"
Storage	Main	5`6" x 5`2"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$769

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0611270

Remarks

Pub Rmks:

PRICE REDUCED!! Bright and sunny WEST facing TWO bedroom unit in Sasso (all freshly painted!) with amazing city and mountain views! 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 TITLED PARKING spots that are side by side! 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!

Inclusions:

none

Property Listed By:

RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









