



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #602, Calgary T2G5T7

MLS® #: **A2132232**

Area: **Beltline**

Listing Date: **08/03/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 19-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **648**
Low Sqft:
Ttl Sqft: **648**

DOM

79
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`7" x 10`3"	Walk-In Closet	Main	7`10" x 4`8"
4pc Ensuite bath	Main	7`10" x 5`5"	Entrance	Main	8`0" x 4`10"
Laundry	Main	4`9" x 4`8"	Kitchen	Main	9`4" x 8`3"
Dining Room	Main	11`7" x 7`0"	Living Room	Main	11`7" x 10`6"
Balcony	Main	10`5" x 9`1"			

Legal/Tax/Financial

Condo Fee: \$481	Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
Legal Desc:	0611270	

Remarks

Pub Rmks: **HUGE PRICE REDUCTION. Lovely oversize one bedroom unit in adult 18+ SASSO building. This well layout unit has 9 ft. ceilings, large kitchen with good amount of counter space, nice size living room and dining room. Master bedroom has a walk in closet which can also walk through to a 4 piece full bathroom. This unit also has a balcony with glass paneling, gas line hook up for your BBQ, a beautiful city skyline and sunset view for you to enjoy. Central air conditioning adds comfort to hot summer living. The SASSO has many amenities which provides a luxury hotel-style feel including a well equipped fitness center, games room, theatre room, hot tub , outdoor courtyard, concierge service and security personnel. This location provides an easy walk to trendy 17 Ave., East Village and the downtown core and there are many shops & restaurants just steps away. This unit also includes one underground titled parking stall and assigned storage locker at a good value price. Book your private viewing and don't miss out.**

Inclusions:
Property Listed By: **none**
CIR Realty

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









