

1410 1 Street #204, Calgary T2G 5T7

MLS®#: **A2136563** Area: **Beltline** Listing Date: **05/31/24** List Price: **\$286,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 20-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **680**
 Low Sqft:
 Ttl Sqft: **680**

DOM

120
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	9`4" x 8`2"	Living Room	Main	11`8" x 18`8"
Bedroom - Primary	Main	10`7" x 11`9"	Walk-In Closet	Main	7`8" x 5`7"
4pc Ensuite bath	Main	8`1" x 5`4"	Office	Main	4`10" x 8`6"
Entrance	Main	7`11" x 7`4"	Laundry	Main	5`2" x 2`4"
Balcony	Main	4`0" x 12`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$505

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0611270

Remarks

Pub Rmks: **Introducing the stylish Sasso residence, a stunning residence boasting modern amenities, convenience, and comfort in the heart of the city.! This one-bedroom apartment presents a contemporary open concept layout with a 9-foot ceiling. The unit boasts floor-to-ceiling windows providing abundant natural light. Prepare to be impressed by the sleek and cozy kitchen, equipped with black appliances, ample cabinet storage, and a convenient breakfast bar for casual dining. The living and dining area is generously spacious, while the in-suite washer/dryer adds convenience. Step out onto the large covered balcony, complete with a gasline for your BBQ, and revel in the picturesque views while hosting gatherings. The master bedroom offers a walk-through closet that leads to the main 4-piece bathroom. For added convenience, this unit includes an assigned storage locker and a titled, heated underground parking spot. The nearby Stampede Grounds offer year-round events and festivities, while easy access to transit makes exploring the city a breeze. Perfect for professionals, couples, or anyone seeking urban living at its finest.**

Inclusions: **Window Coverings(AS-IS)**

Property Listed By: **CIR Realty**

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









