

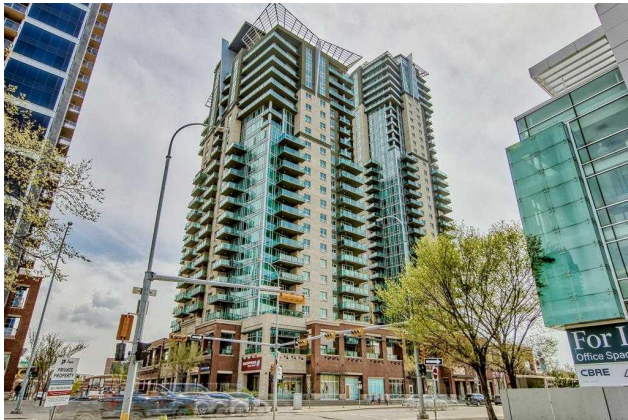


THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #1702, Calgary T2G 5T7

MLS®#: **A2147361** Area: **Beltline** Listing Date: **08/20/24** List Price: **\$344,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Views
Heated Garage,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **698**
 Low Sqft:
 Ttl Sqft: **698**

DOM

29
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 2`6"	Kitchen With Eating Area	Main	8`11" x 10`4"
Dining Room	Main	7`1" x 12`1"	Living Room	Main	15`7" x 14`4"
Balcony	Main	10`0" x 13`3"	Bedroom - Primary	Main	11`1" x 8`10"
Walk-In Closet	Main	5`0" x 7`4"	4pc Ensuite bath	Main	5`5" x 7`10"
Laundry	Main	4`11" x 3`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$505

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0611270

Remarks

Pub Rmks: **Incredible location and views! Sasso, just steps from the Stampede Grounds, C-Train, and future sports/entertainment complex. A short walk to downtown, Beltline/17th Ave, and parks like Lindsey, Humpy Hollow, and Haultain. Nearby essentials include Sunterra Market, Esso with Carwash, and Shoppers Drug Mart on the ground floor. This must-see 17th-floor 1-bed, 1-bath unit features 9 ft ceilings, floor-to-ceiling windows, and recent updates like high-end vinyl plank flooring for a fresh, modern feel. The open-concept layout connects the kitchen, living, and dining areas. The kitchen boasts an L-shaped island with double sink, breakfast bar, and newer Samsung stainless steel appliances, including a range, microwave, dual-door fridge with ice/water dispenser, and a brand-new dishwasher. The spacious living room opens to a large 13x10 ft covered deck with stunning West and East views and a natural gas hookup for year-round grilling or heating. The bedroom offers a walk-through closet leading to a four-piece bath, with a convenient cheater door. In-suite laundry with stackable LG washer/dryer adds to the ease of living. Sasso's upscale amenities include a fully equipped fitness center, hot tub, sauna, games room with pool table, 12-seat theatre, and a second-floor outdoor promenade. With concierge service and 24-hour security, comfort and peace of mind are prioritized. Includes a titled doublewide heated underground parking spot and large storage locker. Option to purchase fully furnished for a hassle-free move-in or investment.**

Inclusions: none

Property Listed By: Diamond Realty & Associates LTD.

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





