

1410 1 Street #2306, Calgary T2G 5T7

MLS® #: **A2154890** Area: **Beltline** Listing **08/06/24** List Price: **\$845,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 20-Aug** 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:

Heated Garage, Parkade, Secured

Finished Floor Area

Abv Sqft: **1,766**
 Low Sqft:
 Ttl Sqft: **1,766**

DOM

44
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **BBQ gas line, Courtyard**

Construction: **Brick, Concrete**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	9`0" x 10`9"	Kitchen	Main	12`8" x 9`6"
3pc Bathroom	Main	8`10" x 5`5"	Bedroom - Primary	Upper	14`3" x 11`9"
Living Room	Main	17`7" x 15`5"	Bedroom	Main	14`4" x 12`9"
Office	Main	8`2" x 5`9"	5pc Ensuite bath	Upper	8`6" x 12`2"

Legal/Tax/Financial

Condo Fee: **\$1,298** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0611270**

Remarks

Pub Rmks: **Welcome to the pinnacle of penthouse living at Sasso! This expansive 2-storey corner unit redefines luxury with its superior features and breathtaking panoramic views of both the majestic mountains and the vibrant city skyline, all accessible from the 244+ square foot wrap-around southwest balcony. As you step inside, you are immediately greeted by an atmosphere of refined elegance. The space is adorned with rich hardwood floors and sophisticated travertine tiles that create a stunning visual contrast. Every detail has been meticulously considered, from the gleaming quartz countertops to the elegant iron spindle railings that accentuate the staircase. The thoughtfully crafted floor plan ensures both comfort and functionality. The upper floor houses a generously sized primary suite, complete with a walk-in closet and a spa-inspired ensuite bathroom. This luxurious bathroom features double sinks, a soothing jetted tub, and a separate shower, offering a perfect retreat for relaxation. On the main floor, the lofty 10-foot ceilings enhance the sense of spaciousness, while a second bedroom, additional bathroom, laundry room, and versatile den provide all the elements needed for modern living. This well-designed layout is perfect for both everyday living and entertaining. Residents of Sasso enjoy an array of exceptional amenities, including an exclusive owner's lounge with pool tables, a private theatre for memorable movie nights, a fully equipped gym, rejuvenating steam showers, and a tranquil hot tub for unwinding after a busy day. Convenience is at your doorstep with this prime location, just a short stroll from the Stampede grounds, upscale dining options, and the LRT for easy commuting. Daily essentials are effortlessly within reach at the shops located on the main floor of the building. This remarkable residence also includes two titled parking stalls and an assigned storage locker. With ample visitor parking and attentive concierge service, hosting guests and enjoying the benefits of ownership is seamless and stress-free. Welcome home to Sasso, where luxury and urban convenience converge in the heart of Calgary.**

Inclusions: **All Furniture**
Property Listed By: **eXp Realty**

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