



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1410 1 Street #708, Calgary T2G 5T7**

MLS® #: **A2161393**

Area: **Beltline**

Listing Date: **09/29/24**

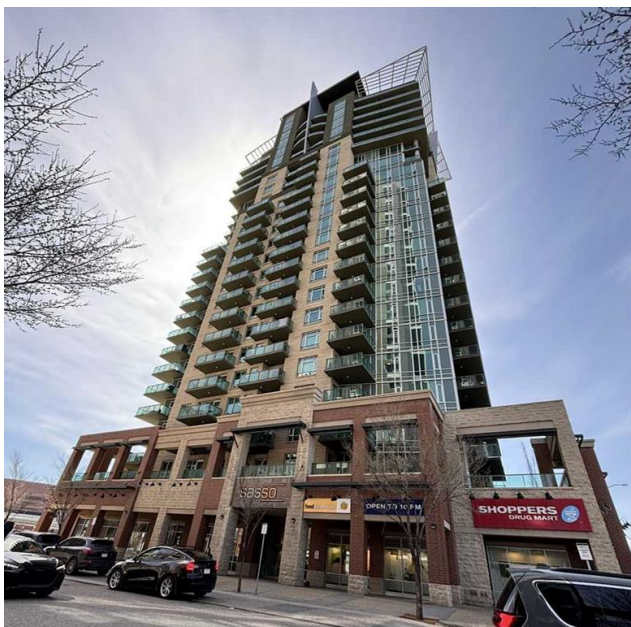
List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **678**  
Low Sqft:  
Ttl Sqft: **678**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**53**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Boiler, Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Barbecue, Courtyard, Lighting, Outdoor Grill, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9' 3" x 7' 11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11' 8" x 10' 9"</b>

Dining Room  
Laundry  
4pc Bathroom

Main  
Main  
Main

7'6" x 6'4"  
7'7" x 5'0"

Bedroom  
Foyer

Main  
Main

12'0" x 10'2"  
13'5" x 3'8"

Legal/Tax/Financial

Condo Fee:  
\$517

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC (pre 1P2007)

Legal Desc: 0611270

Remarks

Pub Rmks: **Luxury Living in the Heart of Calgary - Welcome to Sasso! UNBELIEVABLE VALUE! 7TH FLOOR CONDO WITH VIEWS FROM THE BALCONY UNDER \$280,000! This architecturally stunning, glass-wrapped building is perfectly positioned between MacLeod Trail East and West, offering unbeatable urban living. Just a short walk from downtown and half a block from the C-Train, every convenience is either in the building or just steps away. Plus, enjoy surprising views of the Saddledome and mountains right from your own balcony! Inside, this beautifully appointed unit stands out from the rest, featuring granite countertops throughout, 9ft ceilings, and stylish finishing touches. With TITLED PARKING and CONCIERGE SERVICE, this is more than your average turnkey property. The spacious one-bedroom offers ample living space for entertaining, complemented by an open-concept kitchen and a generous balcony for city views. The large walk-through closet provides plenty of storage, and the master bedroom easily fits a king-sized bed with room for nightstands. Additional in-suite storage in the laundry room, along with an assigned storage locker, gives you space for your bike, skis, roller blades, wine collection, or whatever your lifestyle demands! Sasso's amenities are second to none: an on-site theatre room, games room with a wet bar, poker and pool tables, a large treed terrace, a fully equipped gym, and a hot tub for unwinding after a busy day. This is the vibrant city life you've been waiting for, just steps from all the fun, sights, and sounds that make Calgary unique. 18+ Building + pets negotiable. \*\*\*PLEASE NOTE: all the furniture is for sale too at a very reasonable price\*\*\* Don't miss out—call to book your viewing today!**

Inclusions: n/a  
Property Listed By: RE/MAX First

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



