



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1410 1 Street #1310, Calgary T2G 5G7**

MLS® #: **A2183781**

Area: **Beltline**

Listing Date: **12/18/24**

List Price: **\$389,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 10-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **835**  
Low Sqft:  
Ttl Sqft: **835**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**35**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Titled,Underground**

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

**Concrete**

Flooring:

**Ceramic Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat:

**Breakfast Bar, Closet Organizers, Granite Counters, Storage, Track Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room  
**Bedroom - Primary**  
**4pc Ensuite bath**

Level  
**Main**  
**Main**

Dimensions  
**36`8" x 36`4"**  
**26`0" x 17`9"**

Room  
**Bedroom**  
**3pc Bathroom**  
Legal/Tax/Financial

Level  
**Main**  
**Main**

Dimensions  
**37`2" x 33`1"**  
**26`0" x 18`1"**

Condo Fee:  
**\$664**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0611270;112**

Remarks

Pub Rmks: **Fabulous Southwest corner unit with BIG MOUNTAIN + CITY views, incredible natural light, expansive wrap-around patio, central Air Conditioning, & TWO SIDE by SIDE + titled parking stalls. Sasso is a building known for amenities, which include a proper gym, cardio area, theatre room, steam rooms, hot tub, and High Speed Telus fibre optic internet. Unit 1310 has been upgraded with rich wide-plank flooring + sleekly painted kitchen cabinets. Designed for entertaining + comfortable living, the floor plan is open with a large jut-out island, formal living + dining spaces, and easy access to a wonderful patio. The custom kitchen has plenty of storage, incredible counter space, and designer track lighting. A perfectly planned primary retreat has room for a king-sized bed, walk through closet w/ organizers, & 4-piece ensuite bath w/ soaker tub. The second bedroom is a very good size and would also make an excellent home office. In-suite laundry + storage room is handy and accessed through the second 3-piece bathroom. Parking stalls are numbers 220 + 221 (wall mounted bike-rack included) and next door to the storage room, where locker 148 is assigned. Sasso is located steps from the Stampede LRT station, Saddledome, a few minute walk to downtown, and has a Shoppers Drug Mart on property.**

Inclusions: **Mirror in Living Room**  
Property Listed By: **RE/MAX Realty Professionals**

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







