



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #1310, Calgary T2G 5G7

MLS® #: **A2183781**

Area: **Beltline**

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

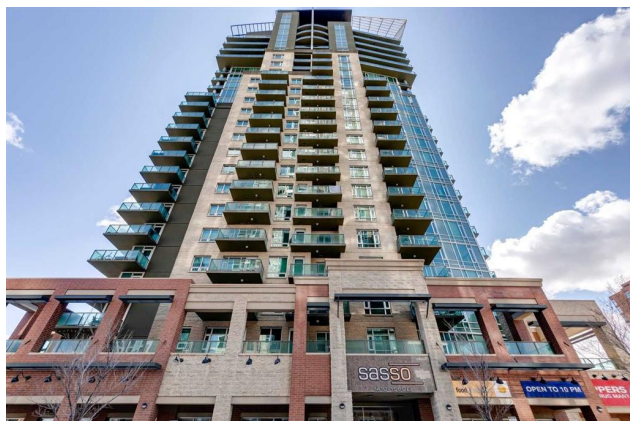
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

3

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	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 11`1"	Bedroom	Main	11`4" x 10`1"
4pc Ensuite bath	Main	7`11" x 5`5"	3pc Bathroom	Main	7`11" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$637

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, and a hot tub. 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





