



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #602, Calgary T2G5T7

MLS® #: **A2188008**

Area: **Beltline**

Listing Date: **01/17/25**

List Price: **\$259,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **648**
Low Sqft:
Ttl Sqft: **648**

DOM

78

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:

Heating: **Fan Coil,Natural Gas**

Sewer:

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

Construction:

Concrete

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`7" x 10`3"	Walk-In Closet	Main	7`10" x 4`8"
4pc Ensuite bath	Main	7`10" x 5`5"	Entrance	Main	8`0" x 4`10"
Laundry	Main	4`9" x 4`8"	Kitchen	Main	9`4" x 8`3"
Dining Room	Main	11`7" x 7`0"	Living Room	Main	11`7" x 10`6"
Balcony	Main	10`5" x 9`1"			

Legal/Tax/Financial

Condo Fee: \$481	Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
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Legal Desc: **0611270**

Remarks

Pub Rmks: **ATTENTION PLEASE!!! BIG REDUCTION!!!PRICED FOR FAST SALE!!! on this Lovely oversized one bedroom unit in adult 18+ SASSO building. This well laid out unit has 9 ft. ceilings, large kitchen with good amount of counter space, nice size living room and dining room. Master bedroom has a walk in closet which can also walk through to a 4 piece full bathroom. This unit also has a Northwest Facing balcony with glass paneling, gas line hook up for your BBQ, a beautiful city skyline and sunset view for you to enjoy. Central air conditioning adds comfort to hot summer living. The SASSO has many amenities which provides a luxury hotel-style feel including a well equipped fitness center, games room, theatre room, hot tub , outdoor courtyard, concierge service and security personnel. This location provides an easy walk to LRT station, trendy 17 Ave., East Village and the downtown core and there are many shops and restaurants just steps away. This unit also includes one underground titled parking stall and assigned storage locker. Minimum one month rental term is allowed currently. Book your private viewing and don't miss out on this best value downtown concrete building condo unit.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









