



THE
A-TEAM

**RE/MAX
FIRST**

1410 1 Street #906, Calgary T2G 5T7

MLS® #: **A2198610**

Area: **Beltline**

Listing Date: **03/06/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

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: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

8

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:

Fan Coil

Heating:

Sewer:

Ext Feat:

Balcony,Courtyard

Construction:

Concrete,Stone,Stucco

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

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

Int Feat:

Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: \$713		Title: Fee Simple		Zoning: DC	
Legal Desc:	0611270	Fee Freq: Monthly			

Remarks

Pub Rmks: **Located in the highly desirable Sasso building in Calgary's Beltline, this spacious two-bedroom, two-bathroom corner unit offers the perfect blend of modern living and urban convenience. Just steps from the LRT, Stampede Grounds, MNP Community & Sport Centre, and a short walk to 17th Avenue's vibrant shops and restaurants, this condo is in an unbeatable location. With over 900 square feet of thoughtfully designed space, this unit features nine-foot ceilings and laminate flooring throughout. The modern kitchen is equipped with granite countertops throughout, stainless steel appliances, and ample storage. Relax in the luxurious jetted tub after a workout in the on-site fitness center. The Sasso building also offers fantastic amenities, including a rec room/party room, a pool table, and more. Additional perks include a titled indoor parking stall and an assigned storage locker. Perfect for professionals, investors, or anyone looking to enjoy the best of downtown Calgary, this is a rare opportunity to own in one of the area's most sought-after buildings. New floors in 2024, plus brand new fridge, and microwave hood fan.**

Inclusions:
Property Listed By: **n/a**
RE/MAX House of Real Estate

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











