



2202, 1410 1 Street SE
Calgary, Alberta

MLS # A2324245



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 789
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		

Inclusions: N/A

Seller offering 6 months worth of condo fees. One of only two units of this kind in the entire building, this stunning sub-penthouse offers next-level condo living with spectacular downtown Calgary and Victoria Park views. This expansive 1-bedroom, 2-bath residence is meticulously maintained and features 11-foot ceilings, creating a bright and airy atmosphere throughout. The open-concept layout is centered around a fully upgraded chef's kitchen complete with a Bertazzoni gas range, Sub-Zero refrigerator, granite countertops, and a large standalone island—perfect for entertaining. Gleaming hardwood floors extend throughout the living areas, complemented by tile in the bathrooms and laundry room. The spacious primary bedroom easily accommodates a king-sized bed and features a spa-inspired ensuite with separate shower and relaxing jetted tub. Enjoy incredible city views from the 200+ sq.ft. private balcony, ideal for morning coffee or evening relaxation. Additional highlights include a flex/office area, in-suite laundry with storage, and 2 titled heated underground parking stalls on P1. An assigned storage locker on the main level provides even more convenience. Residents of SASSO enjoy exceptional amenities including a fitness centre, hot tub, steam room, games lounge with bar, theatre room, and concierge service. Perfectly located just steps from the C-Train station, Sunterra Market, Shoppers Drug Mart, the Saddledome and of course new events centre, Stampede Grounds, 17th Avenue, the Elbow River pathways, and the MNP Community & Sports Centre, this home offers the ultimate combination of luxury, lifestyle, and convenience in the heart of Calgary.