



GRASSROOTS
REALTY GROUP

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1402, 1410 1 Street SE
Calgary, Alberta

MLS # A2328875



\$270,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to unit 1402 at the amenity rich Sasso complex, located directly beside Stampede C-train station and right in the heart of the Beltline/Victoria Park entertainment district. This bright and open one bedroom plan offers 647 square feet of thoughtfully designed living space featuring nine-foot ceilings, air conditioning and floor to ceiling windows - offering dramatic views of downtown from the West facing balcony. The unit itself is unbelievably clean and move in ready, has just been freshly painted throughout (June 2026) and brand new carpets installed (July 2026). Modern spacious kitchen with espresso tone cabinets and drawers, extended granite counter with eating bar and black appliances. The bedroom features a full wall window looking out to the city night lights, walk-through closet with cheater door to the four-piece bathroom. Sleek modern bathroom with granite extended vanity, deep soaker tub/shower and tile floor. Convenient in suite laundry/storage room that includes a new stacking washer/dryer (2024). Secure titled parking stall in the heated underground parkade. Assigned storage locker #106. Incredible amenities include weekday concierge, theatre room, a proper gym/fitness center including weights, social rooms with pool table, sauna, hot tub, second floor outdoor patio and security personnel. The location is second to none and perfect for singles or professionals and offers a walking score of 95 and a bike score of 94. Neighborhood amenities include Sunterra Market, Shoppers Drug Mart, Cowboys Casino, the BMO centre & just a short walk to 17 AVE, and last but not least, just 5 blocks to what will be a world class entertainment & shopping district, with new hockey arena. Only 18 months until completion! Also included in the sale is the Gas BBQ & 65" T.V. If you're looking for a super clean, move-in ready condo, in an amenity rich high rise, with excellent views, this

property really does check all the boxes for a sub 300k purchase.