

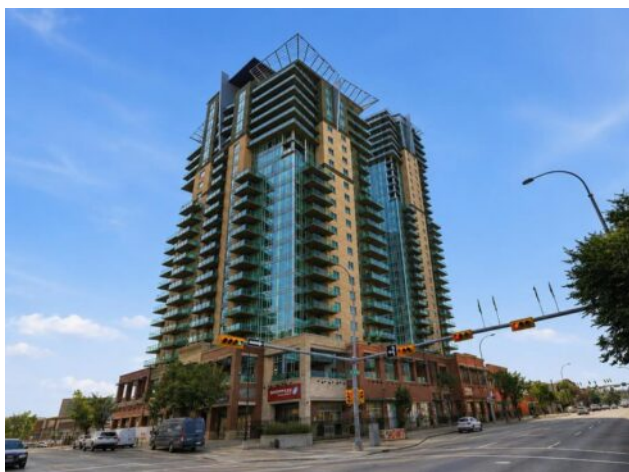


**GRASSROOTS**  
REALTY GROUP

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1505, 1410 1 Street SE  
Calgary, Alberta

MLS # A2332777



**\$325,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 842 sq.ft.                         | Age:   | 2006 (20 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                 |
|-------------|-----------------|
| Heating:    | Forced Air      |
| Floors:     | Carpet, Tile    |
| Roof:       | -               |
| Basement:   | -               |
| Exterior:   | Brick, Concrete |
| Foundation: | -               |
| Features:   | High Ceilings   |

|            |                 |
|------------|-----------------|
| Water:     | -               |
| Sewer:     | -               |
| Condo Fee: | \$ 708          |
| LLD:       | -               |
| Zoning:    | DC (pre 1P2007) |
| Utilities: | -               |

Inclusions: N/A

Enjoy views overlooking Stampede Park and the downtown skyline from this bright 15th floor corner unit. Offering over 840 square feet, this 2 bedroom, 2 full bathroom home features a functional layout, floor to ceiling windows that fill the space with natural light, central air conditioning, and a wraparound balcony with a natural gas BBQ hookup. The open concept living and dining areas provide plenty of space to relax or entertain, while the kitchen offers plenty of cabinet and counter space. The spacious primary bedroom features a private 4 piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, a roommate, or a home office. Additional features include in suite laundry, a titled underground parking stall, and a separate underground storage locker. Sasso offers an impressive selection of amenities, including a fitness centre, steam room and hot tub, games room with a bar, theatre room, and concierge service. Whether you're catching a Flames game, spending the afternoon at Stampede Park, meeting friends for dinner on 17th Avenue, or enjoying the nearby Bow River pathways, you'll appreciate having some of Calgary's best restaurants, caf&eacute;s, shopping, recreation, and transit just steps from your front door. Some photos have been virtually staged to help showcase the home's potential.