



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

309, 1410 1 Street SE
Calgary, Alberta

MLS # A2337111



\$239,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stone
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Recreation Facilities

Water:	-
Sewer:	-
Condo Fee:	\$ 561
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Perched on the third floor of Sasso in Calgary's Beltline, this thoughtfully designed 1 BEDROOM + DEN gives you the energy of inner-city living with the space to actually settle in. Built as a CONCRETE HIGH-RISE with built-in AIR CONDITIONING, the building offers the solid construction you want downtown, while the unit itself brings together a smart layout, natural light, and an easy connection to the outdoors. Right when you walk in, the DEN sits at the front of the unit, creating a dedicated space that feels nicely removed from the main living area. Set it up as a home office, reading room, creative space, or extra storage. It is the kind of extra space that makes a one bedroom condo live differently. A proper foyer and front closet give you a place to land before the home opens into the kitchen, dining, and living areas. The kitchen is centred around a peninsula with room for stools, extra prep space, or casual meals, along with a tiled backsplash and plenty of cabinetry. From here, the layout flows into a dining area with space for a dining area - if you love to host, this space is for you! The living room is connected to this open concept space and filled with natural light. The balcony off the living room offers the perfect spot for morning coffee, fresh air while you work, or an evening drink as the city winds down. The primary bedroom is comfortably sized with a WALK-IN CLOSET and ENSUITE access to the 4-piece bathroom. IN-SUITE LAUNDRY keeps everyday routines simple. Life at Sasso extends beyond the unit with a FITNESS CENTRE, HOT TUB, STEAM ROOM, social lounge with pool table and a bar, PRIVATE MOVIE THEATRE, shared courtyard, and ON-SITE CONCIERGE. The unit also includes TITLED UNDERGROUND PARKING and a separate STORAGE LOCKER, giving your car, bike, luggage, and seasonal gear their own place. And

then there is the location. Downtown, 17th Avenue, the CTrain, restaurants, coffee shops, groceries, and nightlife are all within easy reach. Leave the car underground and enjoy having so much of Calgary right outside your door. This 1 BED + DEN delivers the extra flexibility, outdoor space, amenities, and inner-city lifestyle that make condo living easy. Book your showing today! *Some photos in this listing have been virtually staged.