



GRASSROOTS
REALTY GROUP

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404, 1410 1 Street SE
Calgary, Alberta

MLS # A2341600



\$231,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Recreation Facilities, See Remarks		

Inclusions: N/A

Central Beltline living in the heart of Calgary, this 1-bedroom suite in SASSO is waiting for you. Soaring 9-foot ceilings and natural light highlight an open-concept floor plan featuring dark maple kitchen cabinets, tile floor, sleek black appliances, eat-in breakfast bar with an abundance of counter space and storage. This apartment features brand new carpeting and fresh paint. Underground secured and heated parking with your own titled parking space and assigned storage. Comprehensive on-site amenities including multi-level gym and cardio area, entertaining area with pool table and private media room! Very easy walking distance to downtown, Stampede Exhibition Grounds, restaurants, night life. Just blocks away from the MNP INDOOR Leisure Exercise Centre with pool, running track, full weight room, basketball and volleyball courts, close to walking and biking paths, making this location a dream for active urban dwellers. Whether you're a first-time buyer, investor, or looking to downsize in style — this condo is the perfect blend of comfort, convenience, and city lifestyle. Sasso is an 18+ building and offers an amenity-rich lifestyle, including a building concierge, a fully equipped fitness center with cardio and weights, a hot tub, theatre room and a games room with a pool table. Call today for your private showing!