



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1702, 1410 1 Street SE
Calgary, Alberta

MLS # A2343997



\$274,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Incredible location and views! Sasso, just steps from the Stampede Grounds, C-Train, and future sports/entertainment complex. A short walk to downtown, Beltline/17th Ave, and parks like Lindsey, Humpy Hollow, and Haultain. Nearby essentials include Sunterra Market, Esso with Carwash, and Shoppers Drug Mart on the ground floor. This must-see 17th-floor 1-bed, 1-bath unit features 9 ft ceilings, floor-to-ceiling windows, and recent updates like high-end vinyl plank flooring for a fresh, modern feel. The open-concept layout connects the kitchen, living, and dining areas. The kitchen boasts an L-shaped island with double sink, breakfast bar, and newer Samsung stainless steel appliances, including a range, microwave, dual-door fridge with ice/water dispenser, and a newer dishwasher. The spacious living room opens to a large 13x10 ft covered deck with stunning West and East views and a natural gas hookup for year-round grilling or heating. The bedroom offers a walk-through closet leading to a four-piece bath, with a convenient cheater door. In-suite laundry with stackable LG washer/dryer adds to the ease of living. Sasso's upscale amenities include a fully equipped fitness center, hot tub, sauna, games room with pool table, 12-seat theatre, and a second-floor outdoor promenade. With concierge service and 24-hour security, comfort and peace of mind are prioritized. Includes a titled double wide heated underground parking spot and large storage locker. Option to purchase fully furnished for a hassle-free move-in or investment.