

1702, 1410 1 Street SE  
Calgary, Alberta

MLS # A2147361



**\$344,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 505

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**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 brand-new 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 doublewide heated underground parking spot and large storage locker. Option to purchase fully furnished for a hassle-free move-in or investment.