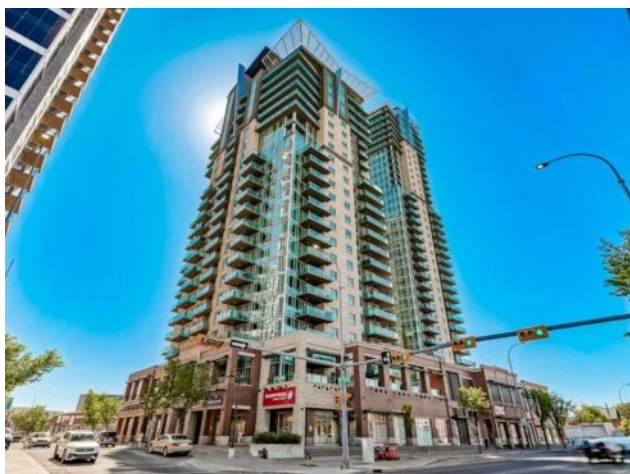


904, 1410 1 Street SE  
Calgary, Alberta

MLS # A2166709



## \$295,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 510

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

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

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Embrace the walkable urban lifestyle with this stunning one-bedroom plus den condo located in The Sasso, nestled in the vibrant Beltline community. This stylish unit offers almost 700 sq/ft of open concept living space, creating a spacious and inviting atmosphere. The open layout seamlessly connects the kitchen, dining area, and living room. The kitchen features modern finishes and flows effortlessly into the living space, which boasts floor-to-ceiling windows and access to a private balcony with a gas line hook-up. The large primary bedroom easily accommodates a king-size bed and includes a generous walk-through closet leading to the four-piece bathroom. Additional features include in-suite laundry, central air conditioning, and secure heated underground titled parking. You'll love the upscale vibe of The Sasso. Enjoy fantastic amenities such as a two-floor gym, a large hot tub, a games room with a bar, a social room, a media room, and expansive rooftop patios. It's the perfect home for entertaining friends, with ample visitor parking in the underground parkade. Experience the convenience of walking to work downtown and exploring nearby fantastic restaurants, shops, Sunterra Market for groceries, the Stampede, the soon-to-be new Calgary Events Centre, Cowboys Casino, and more. An easy walk takes you to the Bow River with its beautiful parks and path systems. Urban living at its finest!