

708, 1410 1 Street SE  
Calgary, Alberta

MLS # A2161393



**\$279,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	679 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Stone
<b>Foundation:</b>	-
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 517
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** n/a

Luxury Living in the Heart of Calgary &ndash; Welcome to Sasso! UNBELIEVABLE VALUE! 7TH FLOOR CONDO WITH VIEWS FROM THE BALCONY UNDER \$280,000! This architecturally stunning, glass-wrapped building is perfectly positioned between MacLeod Trail East and West, offering unbeatable urban living. Just a short walk from downtown and half a block from the C-Train, every convenience is either in the building or just steps away. Plus, enjoy surprising views of the Saddledome and mountains right from your own balcony! Inside, this beautifully appointed unit stands out from the rest, featuring granite countertops throughout, 9ft ceilings, and stylish finishing touches. With TITLED PARKING and CONCIERGE SERVICE, this is more than your average turnkey property. The spacious one-bedroom offers ample living space for entertaining, complemented by an open-concept kitchen and a generous balcony for city views. The large walk-through closet provides plenty of storage, and the master bedroom easily fits a king-sized bed with room for nightstands. Additional in-suite storage in the laundry room, along with an assigned storage locker, gives you space for your bike, skis, roller blades, wine collection, or whatever your lifestyle demands! Sasso's amenities are second to none: an on-site theatre room, games room with a wet bar, poker and pool tables, a large treed terrace, a fully equipped gym, and a hot tub for unwinding after a busy day. This is the vibrant city life you've been waiting for, just steps from all the fun, sights, and sounds that make Calgary unique. 18+ Building + pets negotiable. \*\*\*PLEASE NOTE: all the furniture is for sale too at a very reasonable price\*\*\* Don't miss out&mdash;call to book your viewing today!