

**1310, 1410 1 Street SE**  
**Calgary, Alberta**

**MLS # A2183781**



**\$399,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Mirror in Living Room

Fabulous Southwest corner unit with BIG MOUNTAIN + CITY views, incredible natural light, expansive wrap-around patio, central Air Conditioning, & TWO SIDE by SIDE + titled parking stalls. Sasso is a building known for amenities, which include a proper gym, cardio area, theatre room, steam rooms, and a hot tub. Unit 1310 has been upgraded with rich wide-plank flooring + sleekly painted kitchen cabinets. Designed for entertaining + comfortable living, the floor plan is open with a large jut-out island, formal living + dining spaces, and easy access to a wonderful patio. The custom kitchen has plenty of storage, incredible counter space, and designer track lighting. A perfectly planned primary retreat has room for a king-sized bed, walk through closet w/ organizers, & 4-piece ensuite bath w/ soaker tub. The second bedroom is a very good size and would also make an excellent home office. In-suite laundry + storage room is handy and accessed through the second 3-piece bathroom. Parking stalls are numbers 220 + 221 (wall mounted bike-rack included) and next door to the storage room, where locker 148 is assigned. Sasso is located steps from the Stampede LRT station, Saddledome, a few minute walk to downtown, and has a Shoppers Drug Mart on property.