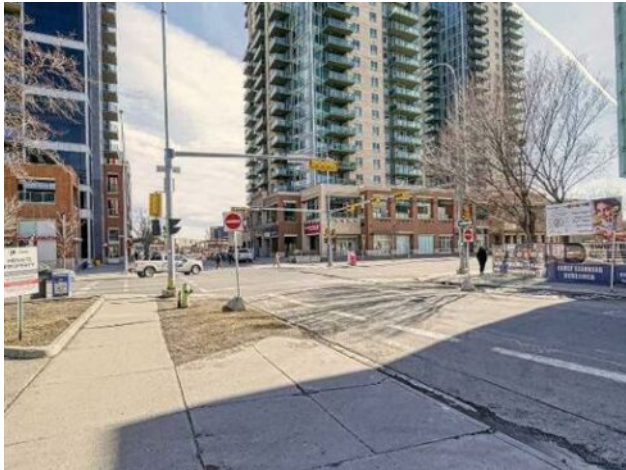


302, 1410 1 Street SE
Calgary, Alberta

MLS # A2204364



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	677 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Track Lighting		
Inclusions:	tv mount		

***Price Reduced to sell now! *** Beautifully renovated unit with brand new vinyl floors, brand new paint, laundry system, light fixtures, quartz counter tops, ceiling fan, new stove, dishwasher and updated microwave oven. Situated in very private, NW corner of the building, boasts a huge balcony with natural gas line making it a perfect place for your summer barbecuing, entertaining or a morning coffee favorite spot. Large kitchen offers tons of cabinet and countertop storage space. The bedroom has an attached walk-through closet leading to your private bathroom. Sasso building is located 30 seconds walk to Victoria Park LRT Station and the stampede grounds, a block away from the 17th Ave S.W. restaurants, walking and biking paths along the river. Just a few steps away from the Leisure Centre and a few minutes walk to the Calgary downtown core. Choices of coffee shops, restaurants and grocery stores around you. In suit laundry room with a washer and dryer, a titled, underground parking stall and a storage locker included. In the building, gym (separate weights and cardio), games room, saunas, hot tub and a theatre. Full time concierge and the security guards. Do not let this, like in brand new condition, almost 700 sq. ft. unit to slip through your fingers. Book your private showing today and make it your home this spring!