

2202, 1410 1 Street SE
Calgary, Alberta

MLS # A2324245



\$375,000

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|------------------|---|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 937 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Heated Garage, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 789 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Storage | | |

Inclusions: N/A

Seller offering 6 months worth of condo fees. One of only two units of this kind in the entire building, this stunning sub-penthouse offers next-level condo living with spectacular downtown Calgary and Victoria Park views. This expansive 1-bedroom, 2-bath residence is meticulously maintained and features 11-foot ceilings, creating a bright and airy atmosphere throughout. The open-concept layout is centered around a fully upgraded chef's kitchen complete with a Bertazzoni gas range, Sub-Zero refrigerator, granite countertops, and a large standalone island—perfect for entertaining. Gleaming hardwood floors extend throughout the living areas, complemented by tile in the bathrooms and laundry room. The spacious primary bedroom easily accommodates a king-sized bed and features a spa-inspired ensuite with separate shower and relaxing jetted tub. Enjoy incredible city views from the 200+ sq.ft. private balcony, ideal for morning coffee or evening relaxation. Additional highlights include a flex/office area, in-suite laundry with storage, and 2 titled heated underground parking stalls on P1. An assigned storage locker on the main level provides even more convenience. Residents of SASSO enjoy exceptional amenities including a fitness centre, hot tub, steam room, games lounge with bar, theatre room, and concierge service. Perfectly located just steps from the C-Train station, Sunterra Market, Shoppers Drug Mart, the Saddledome and of course new events centre, Stampede Grounds, 17th Avenue, the Elbow River pathways, and the MNP Community & Sports Centre, this home offers the ultimate combination of luxury, lifestyle, and convenience in the heart of Calgary.