



## 1410 1 Street Calgary Alberta

\$290,000

Great opportunity for first time buyers or someone seeking an income property. Nestled on the 16th floor of the Sasso building, this refined one bedroom, one bathroom condominium offers a sophisticated urban living experience. This unit presents an open concept layout that seamlessly integrates the living room and kitchen. The kitchen offers granite counter tops, a functional eating bar, and stainless steel appliances. The property's defining feature is its private balcony, showcasing expansive south and west facing views ideal for relaxation or entertaining. Residents of Sasso benefit from a comprehensive suite of amenities including a fully equipped fitness center, a dedicated recreation room for social gatherings, and a soothing hot tub for ultimate relaxation. Additional building features include a billiards lounge, a common outdoor patio and garden along with a theatre room. This property is ideally located within walking distance of the Stampede Grounds, the Saddle Dome (and the soon to be opened new arena) along with the trendy shops and restaurants on 17th Ave. The LRT is just steps away for easy access to downtown. For those looking for a turnkey rental property the furniture can be negotiated into the sale price. (id:6769)

4pc Bathroom 11.42 Ft x 6.00 Ft  
Primary Bedroom 10.67 Ft x 9.67 Ft  
Dining room 14.83 Ft x 4.08 Ft  
Foyer 8.25 Ft x 5.83 Ft

Kitchen 8.67 Ft x 6.33 Ft  
Living room 14.83 Ft x 15.83 Ft  
Office 5.75 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
2% Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca