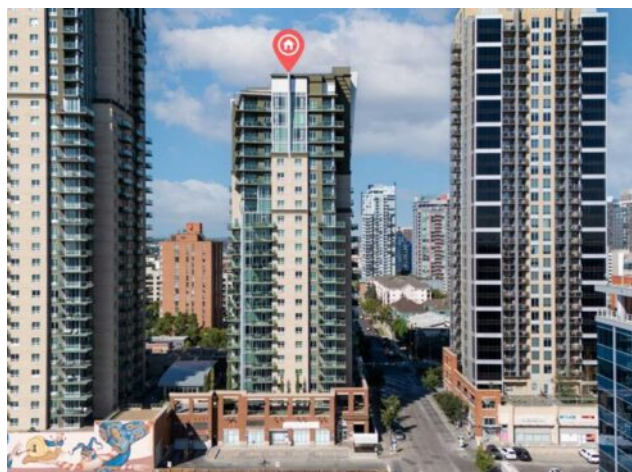


2202, 1410 1 Street SE  
Calgary, Alberta

MLS # A2289389



## \$425,000

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

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

Incredible value and a rare opportunity! 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 two 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.