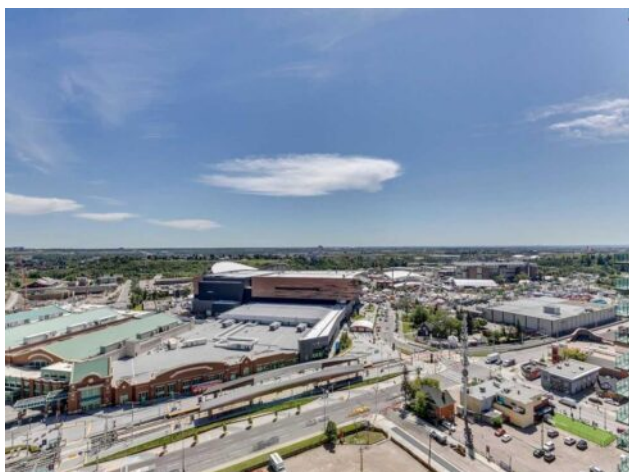


2203, 1410 1 Street SE  
Calgary, Alberta

MLS # A2295939



## \$549,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Beltline  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                 |               |                   |
| <b>Size:</b>     | 1,251 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Laminate         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 1,016        |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Stucco | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** All furniture.

Rare Turnkey Opportunity on the 22nd Floor of Sasso with Stunning Bird's-Eye Views of Stampede Park & Downtown! Just move in and enjoy — all furniture is included in this beautifully appointed 2-bedroom, 2-bathroom corner unit, offering over 1,200 sq ft of living space with incredible north, east, and downtown views. The open-concept floor plan features brand new laminate flooring, high ceilings, and floor-to-ceiling windows that flood the space with natural light. The updated kitchen is stylish and functional, boasting refreshed quartz countertops, a peninsula with eating bar, subway tile backsplash, ample storage, and stainless steel appliances. The kitchen flows seamlessly into the spacious living and dining areas — perfect for entertaining — and a built-in computer desk provides an ideal work-from-home nook. The primary suite offers a walk-through closet with custom built-ins and a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a separate shower. The second bedroom, featuring a custom wood closet, is conveniently located next to a 3-piece bath — perfect for guests. Step outside to the massive wrap-around balcony and take in the panoramic views of Stampede Park, the city skyline, and downtown Calgary — truly a spectacular vantage point. Additional highlights include in-suite laundry, a large ground-floor storage locker, and one titled corner underground parking stall. Residents of Sasso enjoy first-class amenities, including concierge service, fully equipped fitness room, recreation room with pool table & fireplace, hot tub, sauna and movie theatre. All this in an unbeatable central location — walking distance to Stampede Park, MNP Community & Sport Centre, Elbow River pathways, cafes, restaurants, 17th Avenue nightlife, public transit, and downtown. Don't miss this rare

chance to own a move-in-ready home in one of Calgary's most desirable buildings!