

1409, 1410 1 Street SE
Calgary, Alberta

MLS # A2217477



\$296,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions: BBQ

This spacious 683 sq ft, 14th-floor one-bedroom condo offers panoramic views of Lyndsay park, BMO, and mountains from your private south-facing balcony. Located in the vibrant Beltline, you're steps from the C-Train, 17th Ave, Mission, the Stampede Grounds, and everyday essentials like Sunterra Market and Shoppers Drug Mart. Inside, enjoy an open-concept layout with 9-foot ceilings, floor-to-ceiling windows, central A/C, a large kitchen with granite counters, in-suite laundry with storage, and a spacious bedroom with walk-through closet and full bath. The unit includes a titled underground parking stall and assigned storage, with all furniture negotiable for a turnkey move. SASSO offers resort-style amenities including concierge service, a fitness center, hot tub, steam room, sauna, theatre, games room, rooftop patio, and heated visitor parking. High-speed fiber internet is ready to go. This well-managed, 18+ concrete building allows cats (with board approval), but no dogs, and permits minimum one-month rentals. Just 24 minutes to the airport and 90 minutes to Banff, this home is ideal for professionals or investors looking for location, lifestyle, and value!