



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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202, 1410 1 Street SE
Calgary, Alberta

MLS # A2221307



\$274,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 501
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Steam Room, Walk-In Closet(s)		
Inclusions:	NA		

NOT YOUR TYPICAL CONDO – CHECK OUT THE HUGE CORNER PATIO TERRACE! This isn’t your average one-bedroom, this unit comes with a RARE oversized patio - far bigger than the typical condo balcony. Whether you're BBQing, entertaining, or kicking back with a drink enjoying the afternoon & evening sun, this outdoor space takes your lifestyle up a notch. FEATURING: 9 Ft Ceilings • Fresh Paint, Modern New Floors & Tile • Walk-through Closet to Ensuite Bath • Titled Underground Parking + Storage Locker • In-suite Laundry. Sasso is an 18+ Adult CONCRETE building loaded with AMENITIES: Fully Equipped Gym • Hot Tub, Steam Room • Games Room with Wet Bar, Pool & Poker Tables • Theatre Room, Concierge & 24/7 Security • Beautiful Treed Terrace & Outdoor Courtyard. TOP-TIER LOCATION: 30 seconds to Victoria Park LRT • Steps to Stampede Grounds, BMO Centre, Saddledome & the new Scotiabank Place (2027) • 1 block to 17th Ave restaurants, Shops & Nightlife • Quick access to East Village, Mission, Bike Lanes & +15 System • Shoppers Drug Mart at the base of the building & Sunterra Market & Starbucks just a block away • Stroll to Reader Rock Garden or along the Elbow River Pathways. Don’t miss the chance to own one of the few units with this kind of outdoor space in a building that defines lifestyle, walkability & lock-and-leave simplicity. Cats allowed (board approval), sorry, no dogs.