

#1104 1410 1 ST SE

C4267687 Active

LP: \$294,900
OP: \$294,900

SP:
PD:
DOM: 13



Class: Apartment
Type: High Rise Apartment
Style: Single Level Unit
Year Built: 2006
LINC #: 0031661036
Legal Plan: 0611270

Blk:

Lot:

Area: Calgary
Zone: Zone CC
Community: Beltline 003
Postal Code: T2G 5T7
Condo Type: Conventional
Possession: 30/Negotiable

Land Use: New Hm: Tax Amt/Yr: \$1,790/2019
Title to Land: Fee Simple Local Imp Amt:
Conform Rpt: HOA: No
Restrictions: Adult Living, Easement Registered On Title, Condo Fee: 407/Monthly
No pets allowed

Welcome to SASSO! Walk into this lovely 1 bedroom plus den floor plan. This Unit boosts floor to ceiling windows that brighten the entire Unit. Walk into your home onto ceramic tile flooring and into the kitchen which has darker cappuccino cupboards and a black appliance package. The spacious master bedroom has his and her closets that leads into a cheater 4 piece ensuite. Set up your home office in the spacious den so you can work right from home. This Unit includes Titled underground parking on a level with an elevator so it is very convenient and also has storage on the same level. (P2) There is amenities galore including an owner's lounge with pool tables, a private theatre, a well equipped gym, steam showers and a hot tub. Located just a short walk to the Stampede Grounds, fine dining, the LRT & pick up your groceries and supplies from the shops on the main level. Welcome home to SASSO!

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 1/1 Rms Abv: 5 F/H Baths: 1/0					
Kitchen	2.5X2.8	8'4"X9'3"	M						
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P	
Den	1.4X2.5	4'8"X8'4"	M	Baths:	0	0	1	0	0
Living Rm	3.5X5.1	11'6"X16'8"	M	EnSt Bth:	0	0	0	0	0
Laundry	1.3X1.5	4'4"X4'9"	M	Level	Mtr2:	Sq Ft			
Mstr Bed	3.2X3.6	10'6"X11'8"	M	Main:	63.17	680			
				Upper:					
				Above Grade:					
				Lower:					
				Below Grade:					
				Total A.G.	63.17	680			

Property Information

Basement: - **Heating:** Fan Coil **Fuel:** Natural Gas
Suite: **Fin FP/Rgh-In:** **Fuel:**
Construction: Concrete **Lot Shape:**
Foundation: **Lot Sq M:**
Exterior: Brick, Concrete, Stone **Frtng X Depth:**
Roof Type: Tar & Gravel **Flooring:** Carpet, Ceramic Tile
Front Exp: North
Parking: 1/Underground
Features: Air Conditioning-Central, Balcony, Ceiling 10 ft., No Animal Home, No Smoking Home, Swirlpool Bath
Site Influences: Public Transportation, Schools, Shopping Nearby, View, View City, View Downtown
Goods Included: Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Goods Excluded:
HOA Fee Incl:

Condo Information

Condo Name: Sasso **Condo Type:** Conventional **Floor #:** 11/Other
Mgmt Co/Phone: PEKA Property Management Ltd./587-897-1410 **Prk Plan Type:** Titled **End Unit:**
Legal Desc: 0611270;96;UF 41 **Park Stall #:** 135 **Unit Exposure:** N
Legal Park Desc: 0611270;336;UF 1 **Storage Type:** Assigned **Balcony:** Yes
Legal Stor Desc: **Locker #:** **In-Suite Laundry:** Yes
Total Units: 200 **Reg Size:** 67.000/721
Post Tension: No **Reg Size Includes:** Interior Above Grade, Wall Thickness
Condo Fee: \$407/Monthly
Fee Included: Exterior Maintenance, Heat, Insurance, Janitorial for Common Area, Landscape and Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contributions, Security Personnel Part Time, Utilities for Common Area, Water/Sewer
Amenities: Air Conditioning-Central, Balconies, Elevator Passenger, Exercise Room, Fitness Facilities, Full Air Conditioned, Party Room, Recreation Room/Centre, Sauna, Secured Parking, Storage-Locker Room
Restrictions: Adult Living, Easement Registered On Title, No pets allowed

Agent & Office Information

List Firm: CIR REALTY **List Date:** 09/13/2019
Ownership: Private
Exclusion/SRR: No/No

Printed: 09/26/2019

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).