

# \$375,000 - 705, 1410 1 Street Se, Calgary

MLS® #A2205211

**\$375,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**PRIME DOWNTOWN INVESTMENT: STEPS FROM NEW CALGARY FLAMES ARENA. PERFECT OPPORTUNITY FOR YOUNG PROFESSIONALS & INVESTORS.**

Exceptional 2-bedroom, 2-bathroom CORNER UNIT condo in Sasso, strategically positioned just steps from the new Calgary Flames arena.

This immaculate 18+ property offers tremendous earning potential in one of downtown's most rapidly appreciating neighborhoods. This turnkey investment comes FULLY FURNISHED with current long-term tenants on a month-to-month lease. Contemporary open-concept living space with high ceilings and abundant natural light.

Designer kitchen featuring quartz countertops and spacious breakfast bar. Primary bedroom with convenient walk-through closet leading to 4-piece bathroom. Second bedroom positioned for optimal privacy. In-unit laundry room for added convenience. Secure underground parking included, state of the art fitness centre, sauna and hot tub, and party rooms round out the incredible amenities Sasso has to offer! The prime downtown location offers unparalleled access to public transportation, major highways, and cycling paths. Surrounded by trendy dining, cafes, boutique shopping, and entertainment venues, this urban oasis attracts quality tenants year-round. With ongoing development in East Village, including the new arena and convention center, this presents an exceptional opportunity for young



professionals looking to enter the downtown real estate market with built-in income potential. Don't miss this chance to secure a high-performing downtown investment property. Schedule your viewing today!

Built in 2008

### Essential Information

MLS® #	A2205211
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	705, 1410 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5T7

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	24

## Exterior

Exterior Features	BBQ gas line
Construction	Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	46
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.