

3301, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2248872

\$345,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Currie Barracks                    |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 615 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                   |            |        |
|-------------|-----------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                         | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                               | Sewer:     | -      |
| Roof:       | -                                                                                 | Condo Fee: | \$ 412 |
| Basement:   | -                                                                                 | LLD:       | -      |
| Exterior:   | Brick, Stucco, Wood Frame                                                         | Zoning:    | DC     |
| Foundation: | -                                                                                 | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |            |        |

Inclusions: N/A

Located in the desired community of Currie Barracks, directly across from Mount Royal University, this third-floor apartment offers a blend of comfort and convenience. The brick and stucco exteriors provide appealing curb appeal, complemented by a private balcony and a landscaped courtyard. Inside, you'll find high ceilings that make the living space feel open and airy. The master bedroom includes a walk-in closet and a bathroom with porcelain flooring tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the convenience. The apartment features soundproof wood plank flooring in the living areas, a functional European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-counter lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking stall in the heated underground parking area. The location is a mere 7-minute drive to downtown and the West Hills Shopping Center. This apartment offers a comfortable and convenient living experience. Schedule a viewing today to see it for yourself