

**1401, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2294810



\$324,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Live TOP FLOOR LUXURY in the heart of trend-setting Currie Barracks. This immaculate, open-concept 1 bedroom, 1 bathroom condo features soaring ceilings & oversized windows that only the rarely available top floor units provide. A contemporary color palette is accentuated by modern cabinetry, quartz counters & upgraded stainless steel appliances. Enjoyment also comes from the west facing balcony with BBQ gas line, in-suite laundry, heated underground parking for you AND your Guests, a private storage unit, secured bike storage, and the convenient on-site car wash. Live steps from trendy pubs, parks, and Mount Royal University, with only a 5 minute drive to Downtown. Don't miss your chance to live a life elevated to the top floor!