



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #2401, Calgary T3E 8A9

MLS® #: **A2106854**

Area: **Currie Barracks**

Listing Date: **02/09/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2015

Lot Information

Finished Floor Area

Abv Sqft:

1,334

Low Sqft:

Ttl Sqft:

1,334

Lot Sz Ar:

Lot Shape:

DOM

100

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Underground

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,No Smoking Home,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`4" x 5`6"
Living Room	Main	15`3" x 10`1"
2pc Bathroom	Main	7`3" x 3`5"
Walk-In Closet	Upper	8`7" x 4`11"
Bedroom	Upper	11`3" x 8`10"
4pc Bathroom	Upper	7`4" x 4`11"
Family Room	Basement	19`4" x 14`6"

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`3"
Dining Room	Main	11`9" x 9`4"
Bedroom - Primary	Upper	11`3" x 10`11"
4pc Ensuite bath	Upper	7`11" x 6`9"
Bedroom	Upper	10`8" x 8`5"
Laundry	Upper	3`8" x 2`11"
Kitchenette	Basement	8`6" x 4`0"

4pc Bathroom	Basement	8`6" x 5`2"	Balcony Legal/Tax/Financial	Main	7`6" x 6`8"
Condo Fee: \$1,110		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1612567		Remarks		
Pub Rmks:	<p>Welcome to the inviting atmosphere of Currie Barracks, where this lovely home beckons you with its unique features, including a rare walkout basement that adds to its appeal. Approaching the home, you'll immediately notice its charming exterior, with a gated patio offering a glimpse of the private courtyard beyond. This outdoor space sets the tone for relaxation and enjoyment, providing a serene retreat right at your doorstep. Step inside, and you'll be greeted by a spacious and stylish kitchen, boasting European-inspired design elements such as ample cabinet space, a marble tile backsplash, and modern LED under cabinet lighting. The kitchen is equipped with top-of-the-line stainless steel appliances, including a gas stove, ensuring a delightful culinary experience for the home chef. The living area is bathed in natural light, thanks to its sunny southeast exposure, creating a warm and inviting atmosphere. From here, step out onto the balcony, where you can unwind and soak in the surroundings, whether it's enjoying a morning cup of coffee or hosting a barbecue with friends and family. Upstairs, the home offers three well-appointed bedrooms, including a spacious primary suite with an ensuite bathroom featuring dual sinks for added convenience. With the laundry conveniently located on the upper level, household chores become a breeze, leaving you with more time to relax and enjoy your home. Descend into the lower level of this home, where you'll discover a versatile space that adds even more value and functionality. The fully finished basement features a convenient kitchenette, providing added convenience for entertaining guests or preparing snacks without needing to go upstairs. Adjacent to the kitchenette is a spacious family room area, perfect for movie nights, game days, or simply relaxing with loved ones. With its generous size and layout, this area presents endless possibilities. Alternatively, this lower level could serve as a separate living area, ideal for renting out and generating additional income as a mortgage helper. In addition to its thoughtful design and layout, this home also boasts practical amenities, including two titled underground parking spots and storage lockers, providing both security and convenience. Plus, with the added comfort of air conditioning, you'll stay cool and comfortable year-round. Heating & water/sewer are already included in the condo fees. The location of this home is another highlight, with its proximity to Mount Royal University, as well as a variety of shops and restaurants. Additionally, its easy access to downtown and other major destinations makes commuting a breeze, offering the perfect blend of convenience and tranquility. In summary, this home offers modern living at its finest, with its stylish design, practical amenities, and desirable location. Don't miss out on the opportunity to make this stunning townhome your own - schedule a visit today and experience the beauty and charm of Currie Barracks living firsthand.</p>				
Inclusions:	Microwave Hood Fan and Refrigerator in Basement				
Property Listed By:	Royal LePage Solutions				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











