



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 BURMA STAR Road #3401, Calgary T3E8A9**

MLS® #: **A2121917** Area: **Currie Barracks** Listing Date: **04/09/24** List Price: **\$359,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **615**  
Low Sqft:  
Ttl Sqft: **615**

DOM

**41**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Boiler**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Brick,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`10" x 7`9"</b>			

Legal/Tax/Financial

Condo Fee: **\$377** Title: **Fee Simple** Zoning: **DC**

Legal Desc:	1612567	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>Rare top floor unit with high ceilings and air conditioning as well !! West facing 1 bed, 1 bath in the high demand Currie Barracks Access building. Gorgeous Chefs kitchen features gas stove, quartz counters, 42" cabinets and stainless appliances. In suite Laundry, wide plank hardwood and all in modern colors. Walk to Mount Royal University , Heated Underground parking, storage locker and a large west facing balcony. Come see this condo today!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Boutique Properties Inc.</b>		

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









