



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #1306, Calgary T3E8A9

MLS® #: **A2150162**

Area: **Currie Barracks**

Listing Date: **07/24/24**

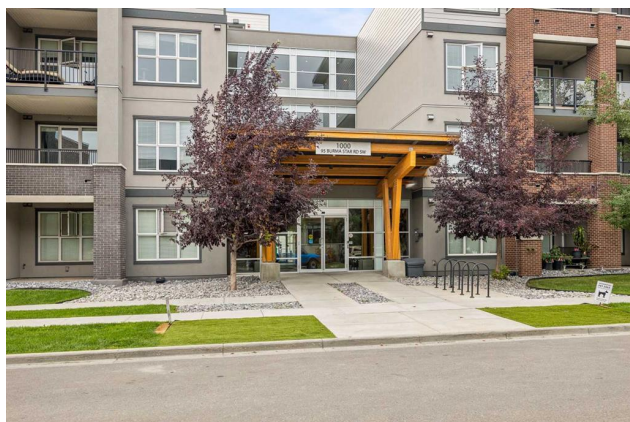
List Price: **\$498,000**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **952**
Low Sqft:
Ttl Sqft: **952**

Titled, Underground

DOM

54

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9' 8" x 8' 8"	Dining Room	Main	12' 5" x 7' 11"
Living Room	Main	15' 6" x 12' 5"	Bedroom - Primary	Main	12' 8" x 11' 4"
Bedroom	Main	12' 1" x 9' 1"	4pc Bathroom	Main	9' 1" x 4' 11"
5pc Ensuite bath	Main	8' 8" x 8' 4"	Laundry	Main	2' 11" x 2' 11"

Legal/Tax/Financial

Condo Fee:
\$608

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1612567**

Remarks

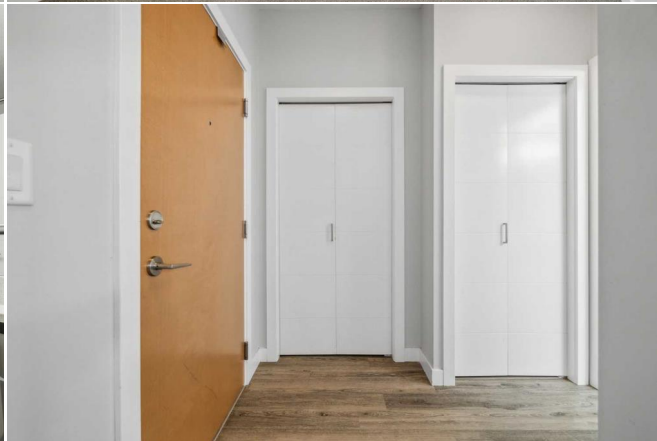
Pub Rmks: **Welcome to your dream home in Currie Barracks, Calgary! This stunning 2-bedroom, 2-bathroom corner unit condo offers 952 square feet of elegant living space. Walk into this beautiful home and be stunned by the gorgeous dual tone kitchen cabinets, open floor plan and the abundance of natural light pouring in. Enjoy the benefits of air conditioning, a gas stove, a French door fridge, and stainless steel appliances. The condo features luxury vinyl plank flooring, quartz countertops, and 9-foot ceilings that enhance the sense of openness. The larger master bedroom boasts a walk-in closet and a luxurious 5-piece ensuite bathroom. You will have a titled underground parking stall and access to a convenient car wash bay. As a corner unit, this condo offers beautiful views that you'll love waking up to every day. Nestled in the heart of Currie Barracks, this condo is just steps away from Mount Royal University. You'll have easy access to a variety of shopping options, as well as North Glenmore Park and Westhills Shopping Centre. Major routes such as Stoney Trail, Sarcee Trail, and Glenmore Trail are conveniently close, making commutes and travel a breeze. Units like these don't come on the market often so don't miss your chance! Call today to book your own private viewing! Don't miss out on the opportunity to make this exceptional condo your new home. Contact us today to book your private viewing and experience all that this property has to offer.**

Inclusions:
Property Listed By: **N/A
Grand Realty**

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









1306 95 Burma Star Rd SW, 07/18/2024
Main - 952.09 sq.ft./ 88.45 m²
RMS Area - 952.09 sq.ft./ 88.45 m²

