



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 BURMA STAR Road #2308, Calgary T3E8A9**

MLS®#: **A2152810**

Area: **Currie Barracks**

Listing Date: **07/25/24**

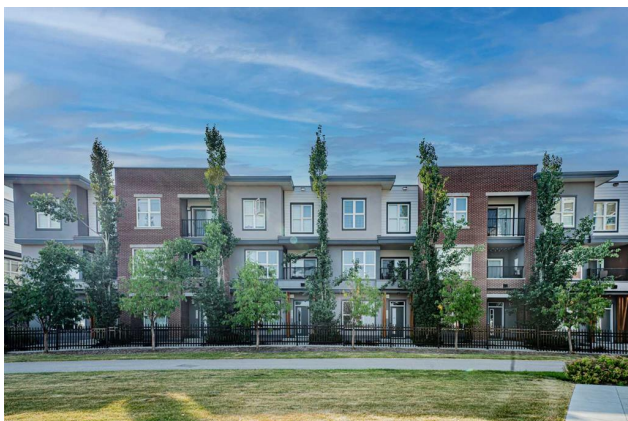
List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **-\$35k, 12-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **472**  
Low Sqft:  
Ttl Sqft: **472**

DOM

**53**  
Layout  
Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Off Street**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Brick,Concrete**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 24`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>5`3" x 15`7"</b>

Legal/Tax/Financial

Condo Fee: **\$319**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1612567

Remarks

Pub Rmks:

**Welcome to your new home or next investment opportunity! This delightful studio apartment offers 472 square feet of smart, stylish living space in the highly sought-after Currie Barracks community. Whether you're a first-time homebuyer looking to step into the real estate market or an investor seeking an addition to your portfolio, this property is a must-see. Designed to maximize every square foot, this studio provides a comfortable and efficient living area, complete with a private front porch where you can enjoy your morning coffee or unwind in the evening. Built with durable concrete, the unit ensures soundproofing and energy efficiency. The modern kitchen boasts gas appliances and elegant quartz countertops, adding a touch of luxury to your everyday life. Located just 10 minutes from downtown, Currie Barracks offers the perfect blend of urban convenience and suburban tranquility. Additionally, the unit is within walking distance to Mount Royal University, making it ideal for students or faculty members. Enjoy all the benefits of living in a vibrant community with parks, amenities and local shops. Don't miss this chance to own a piece of Currie Barracks - a prime location with high rental demand and great potential for appreciation. Schedule your viewing today with your favourite agent.**

Inclusions:

**Window coverings**

Property Listed By:

**eXp Realty**

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







