



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #3117, Calgary T3E 8A9

MLS® #: **A2162260** Area: **Currie Barracks** Listing Date: **09/03/24** List Price: **\$489,900**
 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:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **940**
 Low Sqft:
 Ttl Sqft: **940**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other,Private Entrance**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 9`1"	5pc Ensuite bath	Main	8`3" x 8`7"
Bedroom	Main	14`9" x 9`2"	Dining Room	Main	9`2" x 12`5"
Kitchen	Main	9`11" x 12`5"	Living Room	Main	13`11" x 12`5"
Bedroom - Primary	Main	12`7" x 14`4"			

Legal/Tax/Financial

Condo Fee: **\$599** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1612567**

Remarks

Pub Rmks: **Welcome to this exquisite condo in the highly sought-after Currie Barracks community, where modern luxury meets historical charm. This beautifully designed corner unit offers 940 square feet of open-concept living space, featuring high-end finishes and contemporary styling throughout. The gourmet kitchen is a chef's dream, boasting sleek quartz countertops, two toned cabinetry, marble backsplash and stainless steel appliances including a gas range in addition to a spacious breakfast bar perfect for entertaining. The living area is bathed in natural light from large windows, offering a warm and inviting atmosphere. Step out onto your private patio to enjoy your morning coffee or unwind with a glass of wine in the evening. The primary bedroom is a serene retreat, complete with a walk-in closet and a luxurious ensuite bathroom featuring dual vanities, an oversized glass-enclosed shower and separate soaker tub. An additional bedroom connected by a stylish second bathroom provides plenty of space for guests or a home office. This condo also includes in-suite laundry, ample storage and a titled underground, heated parking space with an additional storage locker. Residents of this exclusive building enjoy access to a welcoming lobby, bicycle storage, car wash bay and beautifully landscaped outdoor spaces. Located just minutes from downtown Calgary, Currie Barracks offers a perfect blend of urban convenience and suburban tranquility. Enjoy easy access to parks, walking paths, shopping, dining, and top-rated schools. This is an incredible opportunity to own a piece of one of Calgary's most vibrant and historic communities. Don't miss your chance to call this stunning condo your new home!**

Inclusions: **Curtains & Curtain Rods**
Property Listed By: **Charles**

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