



THE
A-TEAM

**RE/MAX
FIRST**

145 BURMA STAR Road #410, Calgary T3E 8A8

MLS® #: **A2162875** Area: **Currie Barracks** Listing Date: **09/05/24** List Price: **\$399,900**
 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:

Electric Gate,Enclosed,Heated Garage,Parkade,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **712**
 Low Sqft:
 Ttl Sqft: **712**

DOM

13

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber**
 Heating: **In Floor,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **Garden,Playground**

Construction: **Brick,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Recessed Lighting,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 9`5"	Living Room	Main	14`1" x 18`9"
Den	Main	10`4" x 7`7"	Bedroom - Primary	Main	10`4" x 11`0"
Balcony	Main	14`0" x 7`2"	4pc Ensuite bath	Main	11`0" x 4`11"
Walk-In Closet	Main	7`10" x 6`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$533

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: **1612371**

Remarks

Pub Rmks: **Experience a rare chance to own a penthouse unit in the highly sought-after Currie Barracks community. A short walk to Mount Royal University with convenient access to Marda Loop and Downtown. This unit is ideally located across from a Historic English Garden, offering stunning views from your private balcony. Inside, you'll find elegant quartz countertops, upgraded appliances, in-floor heating, tray ceilings, central air conditioning, and soaring 14-foot vaulted ceilings. The unparalleled design creates a spacious and efficient layout, with a peninsula-style kitchen opening to the grandeur of the vaulted ceilings. Natural light floods the space, showcasing the perfect blend of luxury and functionality. Pride of ownership shines the moment you step inside!**

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

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







