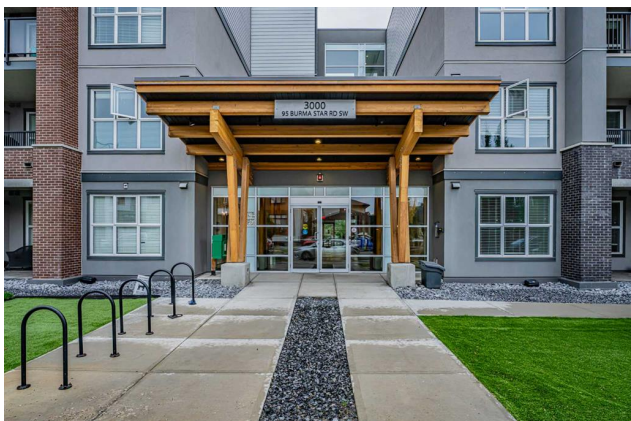


95 BURMA STAR Road #3113, Calgary T3E8A9

MLS®#: **A2163791** Area: **Currie Barracks** Listing Date: **09/07/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **708**
 Low Sqft:
 Ttl Sqft: **708**

DOM
74
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**
 Construction: **Brick,Concrete,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|----------------------|----------------|-------------|----------------------|
| 4pc Bathroom | Main | 6`1" x 8`8" | Bedroom | Main | 10`8" x 11`6" |
| Foyer | Main | 7`8" x 9`0" | Kitchen | Main | 14`6" x 9`11" |
| Living Room | Main | 11`9" x 18`5" | Den | Main | 8`3" x 8`10" |

Legal/Tax/Financial

Condo Fee: **\$463** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1612567

Monthly

Remarks

Pub Rmks:

Welcome to the Axess building in the historic Currie Barracks community! This stunning 1-bedroom unit + Den boasts a south-facing view overlooking lush greenery. As you step inside, luxury vinyl plank flooring and abundant natural light streaming through oversized windows greet you. The well-appointed kitchen showcases a refreshing blend of crisp white and dark cabinetry, upgraded stainless steel appliances, including a gas stove, quartz countertops, and a designer tile backsplash. An open counter seamlessly connects the kitchen to the dining area, creating a perfect space for entertaining. The spacious living room offers access to a balcony with a gas BBQ line and unobstructed southern views—an ideal spot to unwind and enjoy breathtaking sunsets. The surrounding greenery enhances the already captivating scenery. The generously sized primary bedroom features a walk-through closet that leads to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. This gorgeous unit also includes in-suite laundry, underground parking with a car wash, and a storage locker conveniently located in front of the parking stall. Situated in a prime location, you're just steps away from Mount Royal University, parks, pathways, shopping, and enjoy quick access to Crowchild, Marda Loop, and the downtown core. Truly, a wonderful place to call home.

Inclusions:

N/A

Property Listed By:

eXp Realty

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





