

95 BURMA STAR Road #3322, Calgary T3E 8A9

MLS® #: **A2163862** Area: **Currie Barracks** Listing Date: **09/07/24** List Price: **\$350,000**
 Status: **Pending** 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:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **627**
 Low Sqft:
 Ttl Sqft: **627**

DOM

11
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`4" x 8`8"	Bedroom	Main	10`7" x 11`6"
Dining Room	Main	6`2" x 6`10"	Kitchen	Main	8`6" x 9`11"
Living Room	Main	12`0" x 19`2"			

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1612567

Remarks

Pub Rmks: Located in the desirable community of Currie Barracks, directly across from Mount Royal University, this third-floor One bedroom apartment offers a perfect blend of comfort and convenience. The brick and stucco exterior adds curb appeal, complemented by a private balcony and a beautifully landscaped courtyard. Inside, the 9-foot ceilings create an open and airy living space. The master bedroom features a walk-in closet and a bathroom with porcelain floor tiles and ceramic wall tiles surrounding the tub. An in-suite washer and dryer add to the convenience. The apartment boasts soundproof wood plank flooring in the living areas and a functional European-inspired kitchen equipped with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-counter lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking stall in the heated underground parking are

Inclusions: N/A
Property Listed By: eXp Realty

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





