



THE A-TEAM

RE/MAX FIRST

33 BURMA STAR Road #302, Calgary T3E 7Y9

MLS@#: A2165201 Area: Currie Barracks Listing: 09/12/24 List Price: \$799,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2015

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 1,382
Low Sqft:
Ttl Sqft: 1,382

Covered, Enclosed, Heated Garage, Insulated, Off Street, Owned, Parkade, Secured, See Remarks, Side By Side, Stall, Titled, Underground

Utilities and Features

Roof:
Heating: Fan Coil
Sewer:
Ext Feat: Balcony, BBQ gas line, Other, Private Entrance, Storage

Construction: Concrete, Stone, Stucco, Wood Frame
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Built-In Gas Range, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Int Feat: Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 3pc Bathroom, Bedroom, Foyer, Laundry, Den, Walk-In Closet, 5pc Ensuite bath, Dining Room, Kitchen, Living Room, Bedroom - Primary with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$877

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512031

Remarks

Pub Rmks: **Welcome home! Discover unparalleled luxury in this third floor southwest-facing corner unit in the prestigious "Overture at Currie Barracks" complex. Built by Jayman Modus and designed by Jenkins Architecture, this complex defines upscale city living! This residence has been meticulously maintained by its original owner, and boasts 2 spacious bedrooms, den, and 2 spa-inspired bathrooms, in 1,382 square feet of living space, with extraordinary views from every room! This condominium unit comes with 2 titled underground parking stalls and 1 titled storage locker (in the heated underground parkade)! This bright and open-concept floorplan is enhanced by 10 foot ceilings, 8 foot interior solid-core doors, and exquisite features such as central air conditioning, dual pane low-E windows with Argon for energy efficiency, five-inch planked engineered solid hardwood and tile flooring, quartz waterfall countertops, top-of-the-line stainless steel KitchenAid appliance package (built-in gas stovetop, built-in convection oven, fridge with water/ice), extensive soft-close cabinetry, natural gas fireplace, high-end window treatments on the floor-to-ceiling windows, and large in-suite laundry room with a sink, storage and counter space. The large and luxurious primary bedroom showcases a private west-facing balcony, an ensuite with 10mm glass walk-in shower, deep soaker tub, and dual vanities, and a sprawling walk-in closet. The second bedroom is sizeable and has a walkthrough closet to a cheater-ensuite. The den is complete with a built-in desk and storage. Enjoy breathtaking, unobstructed mountain and city views from 2 private balconies - one facing south off of the kitchen (with natural gas BBQ hookup) and the other facing west off of the primary bedroom. This elite building is secure, well-managed, and pet-friendly! Near to all local amenities! Don't miss out on your opportunity to own in this coveted complex! Call now!**

Inclusions: N/A

Property Listed By: MaxWell Capital Realty

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









