

33 BURMA STAR Road #302, Calgary T3E 7Y9

MLS®#: **A2165201** Area: **Currie Barracks** Listing Date: **09/12/24** List Price: **\$774,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 22-Oct** 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:

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

Finished Floor Area

Abv Sqft: **1,382**
 Low Sqft:
 Ttl Sqft: **1,382**

DOM

131
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: Fan Coil Construction: Concrete, Stone, Stucco, Wood Frame
 Heating: Fan Coil Flooring: Hardwood, Tile
 Sewer: Balcony, BBQ gas line, Other, Private Water Source:
 Ext Feat: Entrance, Storage 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

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|---------------|-------------------|-------|----------------|
| 3pc Bathroom | Main | 7`5" x 10`0" | 5pc Ensuite bath | Main | 9`10" x 9`9" |
| Bedroom | Main | 11`1" x 13`7" | Dining Room | Main | 12`3" x 8`4" |
| Foyer | Main | 7`5" x 7`2" | Kitchen | Main | 13`3" x 22`0" |
| Laundry | Main | 5`4" x 8`9" | Living Room | Main | 12`3" x 15`3" |
| Den | Main | 5`1" x 8`8" | Bedroom - Primary | Main | 13`10" x 16`2" |
| Walk-In Closet | Main | 11`10" x 6`1" | | | |

Condo Fee:
\$877

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512031**

Remarks

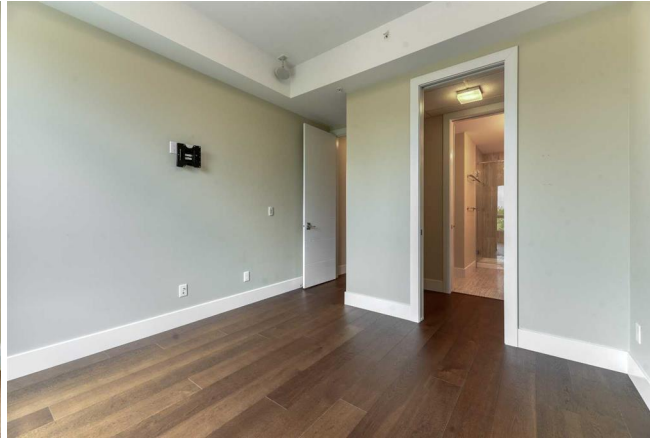
Pub Rmks: **Welcome home! Discover unparalleled luxury in this third floor southwest-facing corner unit in the prestigious "Overture at Currie Barracks" complex. Built by Jayman Modus and designed by Jenkins Architecture, this complex defines upscale city living! This residence has been meticulously 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









302-33 Burma Star Rd SW, Calgary, AB

Main Floor Historic Area 1382.26 sq ft



PREPARED: 2024/08/13

While figures are excluded from total floor area in OACDC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

