



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 BURMA STAR Road #3306, Calgary T3E8A9**

MLS® #: **A2165370**

Area: **Currie Barracks**

Listing Date: **09/13/24**

List Price: **\$489,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **951**  
Low Sqft:  
Ttl Sqft: **951**

DOM

**69**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

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

Construction: **Brick,Concrete,Stucco**  
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,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 14`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 23`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 12`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`2" x 8`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$608**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	1612567	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Welcome to your new Home! This exquisite 2-bedroom, 2-bathroom corner unit on the third floor in the sought-after Currie Barracks community. Bathed in natural light with 9-foot ceilings, this home exudes elegance and spaciousness. The primary suite is a true retreat, featuring double vanities, a separate deep soaker tub, a stand-up shower, and ample space for a king-sized bed. The walk-in closet provides generous storage. The second bedroom, situated on the opposite side of the unit, offers a beautiful ensuite with dual access, ensuring privacy and convenience. Culinary enthusiasts will fall in love with the phenomenal kitchen, which boasts two-toned white and espresso cabinetry, a marble backsplash, and stunning quartz countertops. The upgraded appliances, including a gas range, make cooking a delight. The fresh and neutral color palette throughout the home offers endless possibilities for personalization. This unit also includes a titled heated underground parking stall with additional storage space, 26 underground visitor parking spaces, a car wash bay, and a pet-friendly policy. The surrounding amenities are impressive, with parks, pathways, a dedicated dog park, pubs, restaurants, and convenient access to shopping and downtown, just a 7-minute drive away. Plus, Mount Royal University is only a short walk from your doorstep. Don't miss out on this opportunity, book a showing with your favorite agent today!</b></p>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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







