



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:

Access:

Lot Feat:

Park Feat:

**Residential**  
**Apartment**  
**Calgary**  
**2017**

Finished Floor Area

Abv Sqft: **951**

Low Sqft:

Ttl Sqft: **951**

**Underground**

DOM

**6**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

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

Room	Level	Dimensions	Room	Level	Dimensions
<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**

Fee Freq:  
**Monthly**

Legal Desc: **1612567**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







