

95 BURMA STAR Road #3318, Calgary T3E8A9

MLS®#: **A2172420** Area: **Currie Barracks** Listing Date: **10/11/24** List Price: **\$345,000**
 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: **Underground**

Finished Floor Area
 Abv Sqft: **613**
 Low Sqft:
 Ttl Sqft: **613**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 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, Composite Siding, Stucco, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`1" x 8`8"	Bedroom	Main	10`6" x 11`5"
Kitchen	Main	12`7" x 9`3"	Living Room	Main	14`7" x 19`9"

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 second-floor apartment combines comfort and convenience. The brick and stucco exterior provides excellent curb appeal, enhanced by a private balcony and a beautifully landscaped courtyard. Inside, high 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 around the tub. The in-suite washer and dryer add to the overall convenience, while the apartment boasts soundproof wood plank flooring in the living areas and a European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-cabinet lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking space in the heated underground parking area. This prime location is just a 7-minute drive from downtown and the West Hills Shopping Center. Offering both comfort and convenience, this apartment is ready for you—schedule a viewing today to experience it for yourself!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





