



THE
A-TEAM

**RE/MAX
FIRST**

145 BURMA STAR Road #110, Calgary T3E 8A8

MLS® #: **A2174091** Area: **Currie Barracks** Listing Date: **10/20/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **712**
 Low Sqft:
 Ttl Sqft: **712**

DOM

44
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Rubber** Construction: **Brick,Stone,Stucco,Wood Frame**
 Heating: **In Floor,Natural Gas** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Gas Grill** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Closet Organizers,Elevator,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 9`7"	Dining Room	Main	14`0" x 7`3"
Kitchen	Main	10`2" x 9`6"	Office	Main	8`0" x 7`6"
Bedroom - Primary	Main	11`0" x 10`4"	4pc Bathroom	Main	10`4" x 4`11"
Balcony	Main	13`4" x 7`1"			

Legal/Tax/Financial

Condo Fee:
\$533

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612371**

Remarks

Pub Rmks: **BEAUTIFUL CURRIE BARRACKS!! So much to do and several great places to eat close by.....The Armory is right across the street from the beautiful gardens behind the Officer's Inn. This main floor unit has a great balcony which looks right out on it and is raised for extra privacy. Wonderful open floor plan, 1 bedroom, 1 bath semi-ensuite, w/a spacious den, complete w/a desk & a full wall of upper cabinets! Terrific cabinet layout in the kitchen, as well as in the impressive walk-thru, walk-in closet [complete w/a stacked washer/dryer]. The living room area has lots of space for a big sectional. All or any of the furnishings & accessories can be included, if needed! Central air & in floor heating are great features, too! This pet friendly, adult [18 & over]building is a must see! One titled underground parking space w/a storage locker in front of it.....A TRUE FIND.....**

Inclusions:
Property Listed By: **ALL FURNISHINGS & ACCESSORIES CAN BE INCLUDED, if needed!**
Zolo Realty

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







