



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #1313, Calgary T3E 8A9

MLS® #: **A2175963**

Area: **Currie Barracks**

Listing Date: **11/24/24**

List Price: **\$385,900**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 27-Mar**

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: **711**
Low Sqft:
Ttl Sqft: **711**

DOM

147

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Low-Rise**
(1-4)

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard, Storage**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **High Ceilings, 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>
5pc Bathroom	Suite	34`5" x 17`9"	Bedroom	Suite	29`9" x 38`7"
Bedroom - Primary	Suite	34`2" x 58`0"	Foyer	Suite	16`5" x 35`0"
Kitchen	Suite	29`0" x 32`7"	Living Room	Suite	45`8" x 55`6"
Balcony	Suite	34`5" x 31`2"			

Legal/Tax/Financial

Condo Fee:
\$463

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1612567	Fee Freq: Monthly	Remarks
Pub Rmks:	Spacious 2 bedroom and 1 bathroom unit with title underground heated parking stall. Located in a clean, quiet, sleek modern building. Features include high ceilings, walkthrough closet to bathroom, west facing balcony that provides ample light and privacy while still having views of the community and street. Ideally located near Mount Royal University and close to Crowchild Trail for easy access to downtown or hospitals.		
Inclusions:	None		
Property Listed By:	Bow Realty		

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









