

**95 BURMA STAR Road #1409, Calgary T3E 8A9**

MLS®#: **A2176026** Area: **Currie Barracks** Listing **10/30/24** List Price: **\$365,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 26-Nov** 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: **617**  
 Low Sqft:  
 Ttl Sqft: **617**

DOM

**52**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 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**  
 Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`9"</b>	<b>Office</b>	<b>Main</b>	<b>5`8" x 4`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`3" x 4`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 6`0"</b>

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 1612567

Remarks

Pub Rmks: **Beautiful top floor one bedroom unit in the Axess building in historic Currie Barracks! This spacious penthouse unit features central A/C, soaring 12ft ceilings, large open concept with glossy white cabinetry, stainless appliances, gas stove, quartz counters, and designer tile backsplash, and open counter to the dining area. Large living room leading out to the unobstructed patio with BBQ gas line overlooking Currie. Spacious bedroom leading into the Jack and Jill 4-piece bathroom, stacked washer/dryer and plenty of storage. This unit also comes with a titled underground parking stall, storage cage connected to the stall, car wash and bicycle storage. Prime location steps to Mount Royal University, parks, paths, shopping, WW2 historic sites and quick access from Crowchild to Marda Loop and the DT Core. Call today for your private showing!**

Inclusions: **NA**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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



