

145 BURMA STAR Road #204, Calgary T3E 7Y4

MLS® #: **A2176244** Area: **Currie Barracks** Listing Date: **11/06/24** List Price: **\$575,000**
 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:

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped**
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Rubber** Construction: **Brick,Stone,Stucco,Wood Frame,Wood Siding**
 Heating: **In Floor,Natural Gas** Flooring: **Carpet,Ceramic Tile**
 Sewer: Ext Feat: **Balcony** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`5" x 8`7"	4pc Bathroom	Main	10`1" x 8`0"
Balcony	Main	12`3" x 10`6"	Bedroom	Main	10`1" x 11`7"
Dining Room	Main	12`2" x 9`3"	Family Room	Main	10`1" x 8`7"
Kitchen	Main	11`9" x 15`11"	Living Room	Main	10`6" x 15`11"
Bedroom - Primary	Main	11`5" x 13`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$835

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1612371

Remarks

Pub Rmks: **Welcome to LUXURY LIVING in the heart of one of Calgary's most sought-after communities, Currie Barracks. This stunning CORNER-UNIT, located in The Armory, a desirable adult-only (18+) building, offers an exceptional blend of elegance, comfort, and convenience. With high-end finishings throughout, this spacious and bright unit features 9' ceilings, gorgeous quartz countertops, stainless steel appliances, and timeless ceiling-height espresso cabinetry in a beautiful open-concept space. The thoughtful layout includes 2 bedrooms, 2 FULL bathrooms, a generously sized den, and a stylish dining area, all accented by expansive windows that flood the space with natural light. Located on a private corner, this condo not only sides onto a scenic park but also includes a private balcony where you can unwind and enjoy the peaceful setting. This unit is also equipped with in-floor heating and air conditioning for year-round comfort. You'll appreciate the safety and convenience of your TITLED underground parking stall, as well as TWO assigned storage lockers! Set in a quiet, upscale area, you'll be steps from walking paths, parks, restaurants, and trendy shopping options of Marda Loop and 17th Ave SW. While this property is tucked away in a peaceful community, the location also offers quick access to major roads, making it easy to navigate the city. Whether you're looking to downsize or purchase your first home, this luxurious condo in an AMAZING LOCATION is a seamless move-in opportunity for your new life in Currie Barracks. Don't miss out on this exceptional opportunity - your new home awaits!**

Inclusions: n/a
Property Listed By: Real Broker

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







