



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #3109, Calgary T3E8A9

MLS®#: **A2177678**

Area: **Currie Barracks**

Listing Date: **11/05/24**

List Price: **\$337,500**

Status: **Active**

County: **Calgary**

Change: **-\$38k, 06-Nov**

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:

Finished Floor Area
Abv Sqft: **611**
Low Sqft:
Ttl Sqft: **611**

Underground

DOM

46

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Baseboard**
Heating: **Baseboard**
Sewer: **BBQ gas line,Private Entrance**
Ext Feat: **BBQ gas line,Private Entrance**
Construction: **Composite Siding,Concrete,Stucco**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,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>
4pc Bathroom	Main	6`1" x 8`8"	Bedroom - Primary	Main	10`6" x 11`5"
Kitchen	Main	12`8" x 9`1"	Living Room	Main	14`6" x 19`10"

Legal/Tax/Financial

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

Legal Desc: 1612567

Remarks

Pub Rmks: **Welcome to Currie Barracks Axess where you will discover this beautiful one Bedroom stunning home featuring 9 FOOT soaring ceilings. This south facing unit invite's an abundance of natural daylight in through the expansive bank of windows. Maximizing every inch this home feels larger than it is with the high roof and modern color pallet seamlessly transitioning the main living area where you have such a great place to relax in addition to a nicely appointed dining area to the European inspired kitchen. Gorgeous quartz countertops with extended island framed in with stunning penny tile full back splash. Elevated cabinetry with sleek stainless steel appliances including a GAS STOVE, upgraded additional pantry storage and stylish pendant lighting to compliment the space. The Primary Suite has a wonderful view overlooking the sizeable open-air patio along with a spa-like en-suite featuring quartz counters, undermount sink, lovely tile surround in the bath and porcelain floor tiles. The generous walk-in closet welcomes you in to the Primary area framed in with ample space with built-ins on both sides. Lovely modern vinyl floors continue through out the home reflecting the high level finishing and showcase the bright and beautiful thoughtfully designed space. Situated in an upscale building boasting premium architectural design with a modern lobby with gorgeous beams, stunning decor and relaxation areas. Enjoy designated pet friendly areas, bike storage and ample underground visitor parking. Located only minutes to Mount Royal University with quick access to Crowchild and Glenmore along with only a short distance to Currie Barracks where seasonal Markets occur along with various events, this is an ideal location to call home! Exceptional value and opportunity in an amazing area. This unit won't last long, so come take a look.**

Inclusions: N/A
Property Listed By: eXp Realty

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







