



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #2403, Calgary T3E8A9

MLS®#: **A2178859** Area: **Currie Barracks** Listing Date: **11/13/24** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,333**
 Low Sqft:
 Ttl Sqft: **1,333**

DOM

7

Layout

Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground, Private Entrance**

Construction: **Brick, Concrete, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`7" x 7`3"	Dining Room	Main	9`1" x 11`9"
Kitchen	Main	12`10" x 16`4"	Living Room	Main	10`4" x 15`3"
4pc Bathroom	Second	4`11" x 7`5"	4pc Ensuite bath	Second	7`11" x 6`11"
Bedroom	Second	8`5" x 10`9"	Bedroom	Second	11`4" x 11`4"
Bedroom - Primary	Second	11`4" x 14`3"	Walk-In Closet	Second	5`1" x 8`8"
Game Room	Basement	19`4" x 18`8"			

Condo Fee:
\$1,110

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612567**

Remarks

Pub Rmks: **Welcome to the sought-after community of Currie Barracks. Priced under \$625k, this home is a rare find, complete with premium features. Upon arrival, you'll notice its charming exterior and gated patio, which offers a peek into the private courtyard beyond. This outdoor space sets the stage for relaxation, offering a peaceful retreat right at your doorstep. Inside, you're greeted by a spacious, stylish kitchen that showcases European-inspired design elements such as ample cabinetry, a marble tile backsplash, and modern LED lighting under the cabinets. Outfitted with high-end stainless steel appliances, including a gas stove, this kitchen is a dream for any home chef. The living area, with its bright southeast exposure, is bathed in natural light, creating a warm, inviting atmosphere. Step onto the balcony to enjoy your morning coffee or host a barbecue, while soaking in the surrounding views. Upstairs, you'll find three well-appointed bedrooms, including a generous primary suite with an ensuite bathroom featuring dual sinks for added convenience. The laundry is conveniently located on this level, simplifying chores and giving you more time to relax. On the lower level, a fully finished basement offers versatile space for entertainment or hosting guests. The spacious layout lends itself to endless possibilities, even as a separate living area ideal for rental income. This home also includes practical amenities, such as two titled underground parking spaces and storage lockers for added security and convenience. With air conditioning, you'll stay comfortable year-round, and condo fees cover heating, water, and gas for added ease. Located near Mount Royal University and a variety of shops and restaurants, with easy access to downtown, this home offers both convenience and tranquility. In short, this townhome represents modern living at its best with a stylish design, functional amenities, and a highly desirable location. Don't miss the opportunity to make it yours—schedule a visit today to experience the beauty and charm of Currie Barracks firsthand!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









