

95 BURMA STAR Road #3106, Calgary T3E8A9

MLS® #: **A2182317** Area: **Currie Barracks** Listing Date: **12/05/24** List Price: **\$469,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **956**
 Low Sqft:
 Ttl Sqft: **956**

DOM

48
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Brick, Composite Siding, Concrete**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`1"	5pc Ensuite bath	Main	8`6" x 8`8"
Bedroom	Main	14`4" x 9`3"	Dining Room	Main	8`11" x 12`5"
Kitchen	Main	10`1" x 12`5"	Living Room	Main	14`4" x 12`5"
Bedroom - Primary	Main	12`9" x 11`4"	Walk-In Closet	Main	8`5" x 5`3"

Legal/Tax/Financial

Condo Fee: **\$608** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1612567**

Remarks

Pub Rmks: **Welcome to your new Home! This 2-bedroom, 2-bathroom corner unit on the first floor in the sought-after Currie Barracks community. Bathed in natural light with 9-foot ceilings, this home exudes elegance and spaciousness. The primary suite is a true retreat, featuring double vanities, a separate deep soaker tub, a stand-up shower, and ample space for a king-sized bed. The walk-in closet provides generous storage. The second bedroom, situated on the opposite side of the unit, offers a beautiful ensuite with dual access, ensuring privacy and convenience. Culinary enthusiasts will fall in love with the phenomenal kitchen, which boasts two-toned white and espresso cabinetry, a marble backsplash, and stunning quartz countertops. The upgraded appliances, including a gas range, make cooking a delight. The fresh and neutral color palette throughout the home offers endless possibilities for personalization. Furthermore, this unit comes with an AC wall unit which would keep you cool during the hot summers. South facing back yard and an AC, sounds like a dream come true. There is also a gas line in the patio area, easy to hook up a BBQ. This unit also includes a titled heated underground parking stall with additional storage space, 26 underground visitor parking spaces, a car wash bay, and a pet-friendly policy. The surrounding amenities are impressive, with parks, pathways, a dedicated dog park, pubs, restaurants, and convenient access to shopping and downtown, just a 7-minute drive away. Plus, Mount Royal University is only a short walk from your doorstep. Don't miss out on this opportunity, book a showing with your favorite agent today!**

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

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







