



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #3318, Calgary T3E8A9

MLS® #: **A2185416** Area: **Currie Barracks** Listing Date: **01/06/25** List Price: **\$345,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Underground

Finished Floor Area

Abv Sqft: **613**
 Low Sqft:
 Ttl Sqft: **613**

DOM

89

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Composite Siding, Stucco, Wood Frame**
 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, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`1" x 8`8"	Bedroom	Main	10`6" x 11`5"
Kitchen	Main	12`7" x 9`3"	Living Room	Main	14`7" x 19`9"

Legal/Tax/Financial

Condo Fee: **\$412** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

1612567

Remarks

Pub Rmks:

Located in the desirable community of Currie Barracks, directly across from Mount Royal University, this third-floor apartment combines comfort and convenience. The brick and stucco exterior provides excellent curb appeal, enhanced by a private balcony and a beautifully landscaped courtyard. Inside, high 9-foot ceilings create an open and airy living space. The master bedroom features a walk-in closet and a bathroom with porcelain floor tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the overall convenience, while the apartment boasts soundproof wood plank flooring in the living areas and a European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-cabinet lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking space in the heated underground parking area. This building is very well built, since commencement there has been no special assessments. This prime location is just a 7-minute drive from downtown and the West Hills Shopping Center. Offering both comfort and convenience, this apartment is ready for you—schedule a viewing today to experience it for yourself!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





