



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #2309, Calgary T3E8A9

MLS® #: **A2189324** Area: **Currie Barracks** Listing Date: **01/22/25** List Price: **\$259,900**
 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:
 Access:
 Lot Feat:
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **473**
 Low Sqft:
 Ttl Sqft: **473**

DOM

73
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete**
 Flooring: **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, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`4"	Bedroom	Main	10`5" x 9`9"
Kitchen	Main	8`11" x 15`5"	Living Room	Main	10`5" x 14`8"

Legal/Tax/Financial

Condo Fee: **\$323** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

1612567

Remarks

Pub Rmks:

LOW CONDO FEE AND HEALTHY RESERVE FUND. Welcome to your new home nestled in the vibrant community of Currie Barracks! This delightful 472-square-foot apartment is intelligently designed to maximize space, making it ideal for first-time homebuyers entering the real estate market or investors expanding their portfolios. The efficient layout includes a private front porch for enjoying your morning coffee or unwinding in the evening. Built with durable concrete, the unit ensures excellent soundproofing and energy efficiency. The modern kitchen features gas appliances and quartz countertops, adding a touch of luxury to your daily routine, while condo fees covering some major utilities provide long-term savings. Although there is no standard bedroom, approximate dimensions of a potential sleeping area are provided, with many residents opting for dividers or curtains for privacy; this area is included in the overall living space measurements. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks combines urban convenience with suburban tranquility. The community offers parks, amenities, and local shops, making it a prime location with high rental demand and strong potential for appreciation. Don't miss the chance to own this versatile and inviting home—schedule your viewing today with your favorite agent!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





