



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**95 BURMA STAR Road #3110, Calgary T3E 8A9**

MLS®#: **A2195872**      Area: **Currie Barracks**      Listing Date: **02/25/25**      List Price: **\$329,000**  
 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:

Finished Floor Area  
 Abv Sqft: **637**  
 Low Sqft:  
 Ttl Sqft: **637**

DOM

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

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Rubber**      Construction: **Brick, Composite Siding, Stucco**  
 Heating: **Baseboard**      Flooring: **Carpet, Ceramic Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 14`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 7`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`10" x 3`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`1" x 2`1"</b>			

Legal/Tax/Financial

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

Legal Desc:

1612567

Fee Freq:  
**Monthly**

Remarks

Pub Rmks:

**Welcome to the Axess in popular Currie Barracks! Features include a car wash, bike room, underground titled parking & a storage locker located in front of your parking spot. This bright main floor 1 bedroom unit is in like new condition & ready for you to move in & enjoy. Beautiful quartz countertops & stainless steel appliances. Parking Stall #106. Steps from Mount Royal University, shopping & play grounds. Quick possession is possible!**

Inclusions:

**storage cabinet**

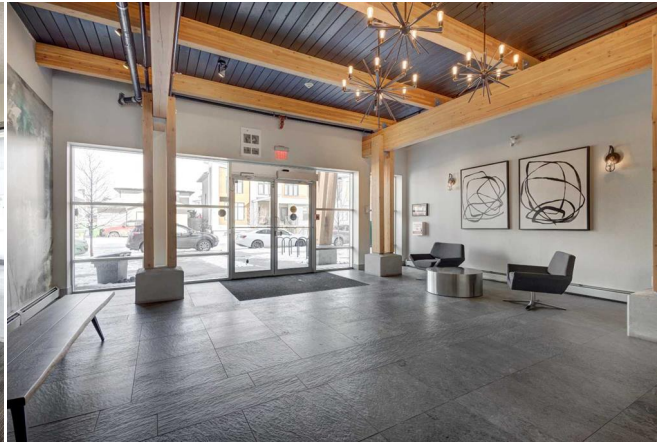
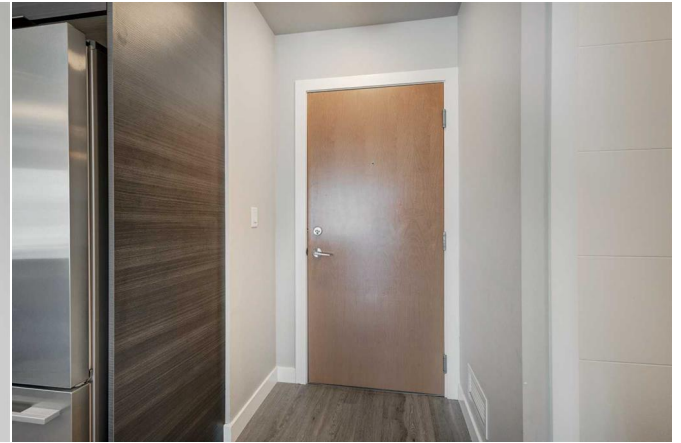
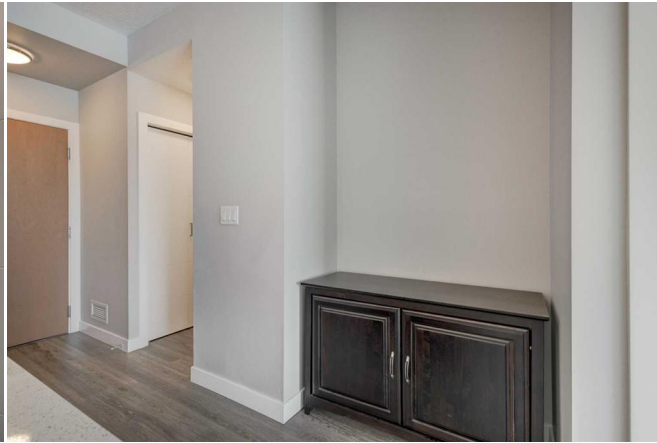
Property Listed By:

**Real Estate Professionals Inc.**

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







**3110-95 Burma Star Rd SW, Calgary, AB**

Main Floor Interior Area 627.62 sq ft



0 2 4 6 ft

PREPARED: 2025/03/21



White regions are excluded from total floor area in 100% floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.