



THE
A-TEAM

**RE/MAX
FIRST**

95 BURMA STAR Road #3205, Calgary T3E 8A9

MLS® #: **A2197810** Area: **Currie Barracks** Listing Date: **02/28/25** List Price: **\$520,000**
 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: **937**
 Low Sqft:
 Ttl Sqft: **937**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Stucco**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 9`11"	Dining Room	Main	12`4" x 9`3"
Living Room	Main	13`11" x 12`5"	Laundry	Main	3`0" x 2`11"
Bedroom - Primary	Main	12`8" x 11`5"	Walk-In Closet	Main	8`4" x 5`1"
5pc Ensuite bath	Main	8`7" x 8`4"	Bedroom	Main	12`1" x 9`2"
4pc Bathroom	Main	9`0" x 4`11"	Balcony	Main	10`8" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$617

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612567**

Remarks

Pub Rmks: **2 TITLED UNDERGROUND PARKING STALLS | 2 STORAGE LOCKERS | CORNER UNIT | SOUTHEAST EXPOSURE ONTO PARK! | DOUBLE ENSUITE BATHROOMS | In the last 4 years there have only been 5 units in Currie Barracks that have sold under \$520k with 2 Titled stalls! These units do not come up often! Here is your chance to secure a beautiful corner unit with a sunny exposure and ample parking! Welcome Home! This corner unit in the popular Axxess building in Currie Barracks would be ideal for a small family, roommates or as an investment property! This unit provides tons of natural light and a more spacious feel with the tall ceilings and large windows. The white quartz counters (also in the bathrooms) and white flat paneled cabinetry also help the unit feel bright and fresh. The kitchen flows nicely into the dining and living spaces and the 2 bedrooms are located on either side of the unit for privacy. Both bedrooms have their own ensuites (one offers jack and jill access as a guest bathroom) and there is room for some storage in the unit (plus 2 storage cages, one for each underground parking stall) TWO titled stalls and a massive bicycle storage room so you don't need to take up space in your storage cages with your bikes. The balcony is spacious and overlooks Axxess park, a beautiful courtyard for residents. Another great feature is both titled parking stalls are on their own in the parking area, meaning there are no cars that park beside your stalls which is amazing for avoiding damage from other car doors! Located in a prime location with access to multiple breweries, urban walking paths, Mt Royal University, immediate access to Crowchild, Glenmore and Sarcee Trail means its always convenient to venture out to your favorite locations around Calgary. Currie Barracks offers a truly unique neighborhood that pays homage to the storied past of the area, from the Currie life website - "Today, Currie stands as a beacon of new urbanism, linking past, present and future in one brilliant setting. Known well by generations of Canadians, Currie's rich heritage dates back to the 1930s where it began as a Canadian Armed Forces Base. Originally created as an employment project during the Great Depression, it represents a significant milestone for the military's establishment in Alberta. Since then, Currie has continued its legacy of optimism, momentum and positive growth".**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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







