



THE
A-TEAM

**RE/MAX
FIRST**

136 BURMA STAR Road, Calgary T3E 7Y4

MLS®#: **A2200051**

Area: **Currie Barracks**

Listing Date: **03/12/25**

List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **1,463 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,167**
Low Sqft:
Ttl Sqft: **1,167**

DOM

2

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Low Maintenance Landscape**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Smoking Home,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`3" x 4`1"
Dining Room	Main	11`7" x 9`9"
2pc Bathroom	Main	
Bedroom - Primary	Second	11`1" x 11`1"
4pc Ensuite bath	Second	
Laundry	Second	3`8" x 3`5"

Room	Level	Dimensions
Living Room	Main	11`0" x 14`0"
Mud Room	Main	5`8" x 5`5"
Kitchen	Main	9`4" x 11`7"
Bedroom	Second	10`11" x 11`3"
3pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$303		Fee Simple		DC
		Fee Freq:		
		Monthly		
Legal Desc:	1512362			
		Remarks		
Pub Rmks:	OPEN HOUSE: March 15 & 16, 12-2pm. FRONT PORCH FENCED BACKYARD PRIVATE DOUBLE GARAGE 9' CEILINGS QUARTZ COUNTERS HARDWOOD FLOORS UPPER LAUNDRY This beautifully designed townhome by award-winning Avi Urban blends classic charm with modern convenience in the heart of Currie Barracks, just minutes from downtown. The timeless brick exterior, front porch, and character windows set the stage for a home that feels both warm and sophisticated. Inside, rich wide-plank hardwood floors flow throughout the open main level, where the spacious living and dining areas seamlessly connect to a gourmet kitchen featuring quartz countertops, abundant cabinetry, a stylish tiled backsplash, and stainless steel appliances. Thoughtful details like a main-floor powder room and a mudroom add everyday functionality. Upstairs, two generously sized bedrooms each offer private ensuites and walk-in closets, and includes upper laundry to enhance convenience. The unfinished basement provides endless possibilities for customization, whether you envision a media room, home gym, or guest suite. Outside, a sunny west-facing backyard with a deck offers a private retreat, while the double detached garage ensures ample parking and storage. With parks, schools, restaurants, and Mount Royal University just steps away—and a splash park at the nearby Currie Airport playground—this townhome is the perfect fit for those seeking a vibrant yet peaceful inner-city lifestyle.			
Inclusions:	na			
Property Listed By:	CIR Realty			

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







