



THE
A-TEAM

**RE/MAX
FIRST**

145 BURMA STAR Road #103, Calgary T3E 8A8

MLS® #: **A2206120**

Area: **Currie Barracks**

Listing Date: **03/27/25**

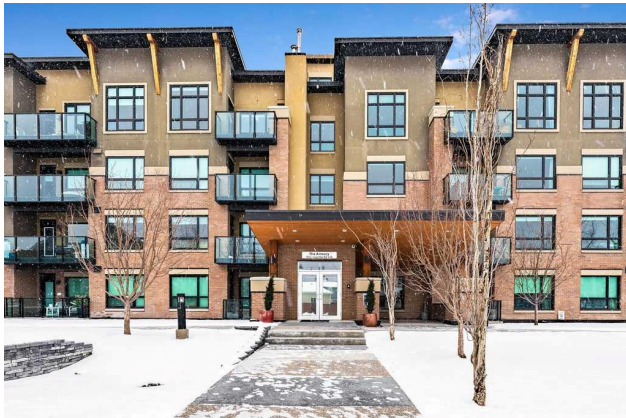
List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Off Street, Parkade, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **604**
Low Sqft:
Ttl Sqft: **604**

DOM

9

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **High Ceilings, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	12`7" x 18`10"	Living/Dining Room Combination	Main	46`9" x 48`5"
Kitchen	Main	30`11" x 32`10"	Bedroom - Primary	Main	32`3" x 36`11"
Laundry	Main	10`1" x 12`0"	4pc Bathroom	Main	18`10" x 32`0"
Balcony	Main	27`11" x 79`7"			

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1612371**

Remarks

Pub Rmks: **Beautifully Updated Condo in Award-Winning Community - Steps from MRU, Marda Loop & More! WINNER of The Best Multi-Family Community at the 2016 SAM Awards, The Armory is a stunning condo development built by Cove Properties, one of Calgary's most reputable multifamily builders. Nestled in the highly sought-after Currie Barracks, this immaculately designed complex backs onto a picturesque protected English Garden Park while being just minutes from Marda Loop's vibrant shops and restaurants, steps from Mount Royal University, and a quick 10-minute commute to downtown. This beautifully updated 1-bed, 1-bath unit now features brand-new vinyl plank flooring and boasts 9-foot ceilings, in-floor heating, central A/C, and an oversized 24' x 9' balcony—perfect for relaxing or entertaining. The modern kitchen showcases quartz countertops, a glass tile backsplash, Hansgrohe fixtures, stainless steel appliances, and stylish herringbone tile. Enjoy the convenience of titled heated underground parking with built-in cage storage and maintenance-free, single-level living in this secure, 18+ exclusive building. Plus, you're just steps from Veranda, Wild Rose Pub, and everything Marda Loop has to offer! Don't miss this opportunity—book your private showing today!**

Inclusions: n/a
Property Listed By: **CIR Realty**

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



