



GRASSROOTS
REALTY GROUP

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**3210, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2216861



\$340,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 412
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to this SOUTH-FACING unit across from Mount Royal University within the esteemed community of Currie Barracks. Incredible breathtaking campus tree line view, this unit provides tons of natural light and a more spacious feel with the tall ceilings and large windows. Brick and stucco exteriors provide wonderful architectural curb appeal with a private balcony and spectacularly landscaped courtyard. Designed to maximize the living space, 9' ceilings, master bedroom with walk-in closet, spa-inspired bathroom, porcelain tile, ceramic wall tile on the tub, wash& dryer stacked, top-rated soundproofing wood plank flooring in the entertainment spaces, an European-inspired kitchen, professional stainless steel appliance package with gas stove, marble kitchen back-splash, quartz counter-top, full-size double bowl modern stainless sinks, LED under counter light are the incredible feature. Underground parking has lots of visitor parking spots, a huge bike storage room. Walking distance to the Mount Royal University, 5 mins to Marda Loop, 10 mins driving to downtown. Living at Currie Barracks allows you to live in one of Calgary's best inner city neighborhoods. Don't miss the opportunity to make it yours! Call your agent to schedule a private visit today.