



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3113, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2218468



**\$355,000**

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Axess building, nestled in the heart of the historic Currie Barracks community! This beautifully designed 1-bedroom + den unit offers a bright, south-facing exposure overlooking serene, lush greenery. From the moment you step inside, you're greeted by luxurious vinyl plank flooring and an abundance of natural light streaming through oversized windows. The kitchen is a standout feature, with a modern mix of crisp white and rich dark cabinetry, sleek quartz countertops, a stylish designer tile backsplash, and premium stainless steel appliances—including a gas stove. An open counter connects seamlessly to the dining area, making it an ideal space for both everyday living and entertaining guests. The spacious living room extends onto a private balcony with a gas BBQ hookup, perfect for enjoying warm summer evenings and stunning, unobstructed southern views. Surrounded by mature trees and landscaped green space, this outdoor area is a peaceful retreat right at home. The large primary bedroom features a walk-through closet leading to an elegant 4-piece bathroom, complete with tile flooring, quartz counters, and a relaxing soaker tub. Additional features include in-suite laundry, heated underground parking with a convenient car wash bay, and a secure storage locker located directly in front of your parking stall. Located just steps from Mount Royal University, scenic parks and pathways, local shopping, and with quick access to Crowchild Trail, Marda Loop, and downtown, this home offers the perfect blend of comfort, style, and convenience. Truly a remarkable place to call home.