



**GRASSROOTS**  
REALTY GROUP

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**3318, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2218533**



**\$345,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	613 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the highly sought-after community of Currie Barracks, directly across from Mount Royal University, this exceptional third-floor apartment offers the perfect blend of comfort, style, and location. The building's timeless brick and stucco exterior adds to its impressive curb appeal, complemented by a private balcony and a professionally landscaped courtyard. Step inside to discover a thoughtfully designed living space featuring soaring 9-foot ceilings that enhance the bright and airy ambiance. The master bedroom includes a generous walk-in closet and a spa-inspired bathroom finished with elegant porcelain floor tiles and ceramic tile surround. The open-concept living area is adorned with durable, soundproof wood plank flooring and flows seamlessly into a sleek European-style kitchen. Culinary enthusiasts will appreciate the high-end finishes, including a gas stove, quartz countertops, marble backsplash, double-bowl stainless steel sink, and LED under-cabinet lighting. Additional conveniences include in-suite laundry, heated underground parking with an individual cage-style storage locker, a secure bike storage room, and ample visitor parking with 26 dedicated underground stalls. Notably, this well-constructed building has remained financially sound with no special assessments since its inception. Ideally located just a 7-minute drive from both downtown Calgary and West Hills Shopping Centre, this home offers an unmatched lifestyle of ease and accessibility. Don't miss your chance to live in one of Calgary's premier communities—book your private showing today!