



**GRASSROOTS**  
REALTY GROUP

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**120 Burma Star Road SW**  
**Calgary, Alberta**

**MLS # A2218867**



**\$949,999**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Conservation, Front Yard, Reverse Pie Shaped Lot, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**NO CONDO FEES!!** This gorgeous home is nestled in the heart of Currie Barracks, highlighting quality and craftsmanship throughout. Upon entry, you will be welcomed by an open floor plan, boasting a large living room with upgraded electric fireplace, a large dining room, elegant and upgraded kitchen, separate den/office, and a 2-pce bathroom. The home office is bright, sunny and provides the perfect setting if you work from home! The west-facing patio, accessible from the kitchen, is spacious enough for entertaining family and friends from spring to fall. Take a walk up the open staircase and you will find two spacious primary bedrooms. The first bedroom features a coffered ceiling, an elegant five-piece ensuite with dual vanities, a soaker tub, a separate shower, and a spacious walk-in closet equipped with extensive built-in shelving and drawers. The second bedroom boasts a vaulted ceiling, 4-pce ensuite and a large closet. Rounding out the upper level is a recently upgraded laundry room with both upper and lower cabinetry. The professionally developed basement holds a large family room, a third bedroom and a 4-pce bathroom. Additional benefits include upgraded hardwood and tile flooring, upgraded lighting, air conditioning, new asphalt shingles, underground sprinklers, exterior lighting, front and rear landscaping, including turf and a security door at the front entrance. Living in Currie Barracks offers the perfect blend of charm, community, and convenience. From tree-lined streets and beautiful parks to local events, walking paths, and great schools nearby, it's a vibrant, family-friendly neighborhood with a unique mix of history and modern living. Highlights like the grand opening of the skating rink and splash park—complete with s'mores and hot chocolate—plus everyday fun at the Bark Park or iconic Airplane Park,

it's a place full of charm and activity.