



**GRASSROOTS**  
REALTY GROUP

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

**3407, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2219680**



**\$414,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Balcony floor tiles, Wall shelves.

Convenient living in Currie Barracks with easy access to Downtown! This south facing Air-Conditioned 2 bedroom condo is located on the top floor and offers a modern design with vinyl plank flooring throughout, large windows offering lots of natural light & vaulted ceilings! Contemporary styled decor throughout the home offers stylish finishes and upgrades. Main living area features an open concept design with a kitchen, living room and dining room. Kitchen includes modern cabinetry, quartz counter tops, breakfast bar, and stainless-steel appliances. Master bedroom includes walk through closet to the cheater ensuite 5pc bathroom with double sinks! Second bedroom with window and closet, in-suite laundry, private outdoor balcony with a gas BBQ or heater outlet, engineered polymer deck tiles, and a titled underground parking stall with a storage locker. Close to amenities, shopping, easy commuting to downtown and very accessible to Mount Royal University. Exceptional value with low condo fees and a well-run condominium corporation. Pride of ownership shown throughout.