



GRASSROOTS
REALTY GROUP

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

**3117, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2236191



\$449,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exquisite condo in the highly sought-after Currie Barracks community, where modern luxury meets historical charm. This beautifully designed corner unit offers 940 square feet of open-concept living space, featuring high-end finishes and contemporary styling throughout. The gourmet kitchen is a chef's dream, boasting sleek quartz countertops, two toned cabinetry, marble backsplash and stainless steel appliances including a gas range in addition to a spacious breakfast bar perfect for entertaining. The living area is bathed in natural light from large windows, offering a warm and inviting atmosphere. Step out onto your private patio to enjoy your morning coffee or unwind with a glass of wine in the evening. The primary bedroom is a serene retreat, complete with a walk-in closet and a luxurious ensuite bathroom featuring dual vanities, an oversized glass-enclosed shower and separate soaker tub. An additional bedroom connected by a stylish second bathroom provides plenty of space for guests or a home office. This condo also includes in-suite laundry, ample storage and a titled underground, heated parking space with an additional storage locker. Residents of this exclusive building enjoy access to a welcoming lobby, bicycle storage, car wash bay and beautifully landscaped outdoor spaces. Located just minutes from downtown Calgary, Currie Barracks offers a perfect blend of urban convenience and suburban tranquility. Enjoy easy access to parks, walking paths, shopping, dining, and top-rated schools. This is an incredible opportunity to own a piece of one of Calgary's most vibrant and historic communities. Don't miss your chance to call this stunning condo your new home!