



GRASSROOTS
REALTY GROUP

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**3118, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2237486



\$340,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning one-bedroom home featuring soaring 9-foot ceilings and a thoughtfully designed layout that blends style with functionality. This north-facing unit is bathed in natural light thanks to an expansive wall of windows, creating a warm and inviting atmosphere throughout the day. The open-concept main living area offers a perfect space to relax, with a cozy lounge zone that flows seamlessly into the well-appointed dining area and European-inspired kitchen. You'll love the gorgeous quartz countertops, extended island, and full penny tile backsplash, all framed by elevated cabinetry and sleek stainless steel appliances, including a GAS STOVE. Additional upgraded pantry storage and stylish pendant lighting complete this elegant space. The Primary Suite overlooks a generous open-air patio and includes a spa-like en-suite with quartz counters, an undermount sink, chic tile surround in the bath, and porcelain floor tiles. A spacious walk-in closet with built-in shelving on both sides offers ample storage and adds to the suite's functionality. Modern vinyl flooring runs throughout the home, enhancing the bright, upscale feel. This unit is located in an architecturally impressive building, featuring a striking lobby with exposed beams, contemporary décor, and multiple relaxation areas. Residents enjoy designated pet-friendly zones, bike storage, and ample underground visitor parking. Just minutes from Mount Royal University, with easy access to Crowchild Trail, Glenmore Trail, and the seasonal markets and events of Currie Barracks, this location offers a vibrant yet peaceful urban lifestyle. Don't miss this incredible opportunity—exceptional value in an unbeatable location. This unit won't last long, so book your showing today!

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