

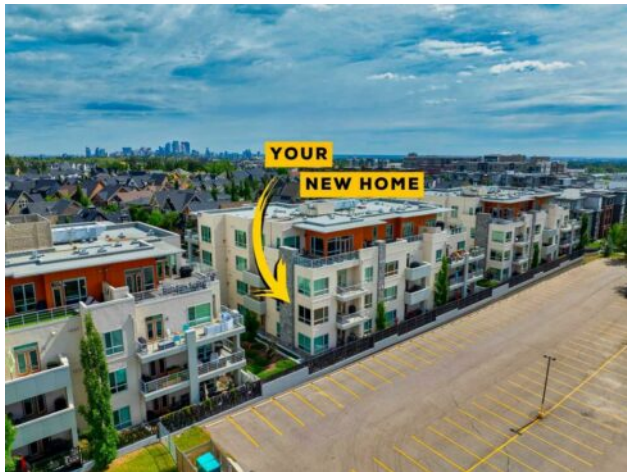


GRASSROOTS
REALTY GROUP

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202, 23 Burma Star Road SW
Calgary, Alberta

MLS # A2238332



\$800,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,378 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 877
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to luxury living in the prestigious Overture building in Currie Barracks. This stunning 2-bedroom, 2-bathroom south-facing condo offers upscale urban living with over 10-foot ceilings and high-end built-in appliances that complement the modern kitchen with elegant waterfall countertops. The spacious primary suite features a large walk-in closet and a spa-inspired ensuite. A dedicated home office provides the perfect work-from-home setup, while two private balconies and central air conditioning ensure year-round comfort and relaxation. Additional highlights include 2 titled underground parking stalls, a secure storage locker, and access to a well-managed, executive-style building in one of Calgary's most sought-after communities. Close to walking paths, parks, top schools, and minutes to downtown this is elevated living at its finest.