



**GRASSROOTS**  
REALTY GROUP

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1403, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2239766



**\$410,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Currie Barracks                    |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Penthouse                |        |                  |
| Size:     | 710 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 1                |
| Garage:   | Stall                              |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                                                             |            |        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                                                  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                           | Sewer:     | -      |
| Roof:       | -                                                                                                                                                           | Condo Fee: | \$ 470 |
| Basement:   | -                                                                                                                                                           | LLD:       | -      |
| Exterior:   | Brick, Composite Siding, Stucco, Wood Frame                                                                                                                 | Zoning:    | DC     |
| Foundation: | -                                                                                                                                                           | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | None                                                                                                                                                        |            |        |

Experience elevated urban living in this TOP FLOOR SUITE located in the sought-after Axxess building, nestled in the vibrant community of Currie Barracks. Bathed in west-facing light, this contemporary unit impresses with SOARING 12-FOOT CEILINGS and oversized windows that flood the space with sunshine. Stylish luxury vinyl plank floors lead you through the open-concept layout, where a sleek chef's kitchen awaits &mdash; featuring a striking blend of white and dark cabinetry, quartz countertops, stainless steel appliances including a gas stove, and a statement tile backsplash. The kitchen seamlessly connects to the dining area and spacious living room, which opens to a private balcony &mdash; the ideal sunset-viewing spot, complete with a gas BBQ hookup and sweeping westward vistas. Stay comfortable year-round with central A/C. The primary bedroom offers a peaceful retreat with a walk-through closet and direct access to a spa-inspired 4-piece bathroom showcasing a deep soaker tub, quartz counters, and tiled flooring. A second room across the hall offers flexibility for a home office, guest room, or creative studio. Additional highlights include in-suite laundry, titled underground parking with a convenient car wash bay, and a secure storage locker. Located just steps from Mount Royal University, parks, walking trails, and historic landmarks, with easy access to Marda Loop, Crowchild Trail, and downtown. This turnkey penthouse is a rare opportunity in an unbeatable location!