



GRASSROOTS
REALTY GROUP

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**1402, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2247344



\$411,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	707 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

PREMIUM Top-Floor Living with 12FT Ceilings in the Urban Sanctuary of Currie Barracks! Nestled amidst Million Dollar Homes these 4th Floor Condo's are designed for the distinguished buyer. This 2 Bedroom 1 Bath Configuration enjoys Generous West Natural Light that stands out for this condo while Neutral & Modern toned Luxury Vinyl Plank floors combined with BEAUTIFUL European-Inspired Kitchen, the FIT & Finish throughout are TOP NOTCH! Gorgeous Quartz Countertops, two-toned cabinetry, new LED lighting & HEX backsplash all tastefully combine for a Luxurious feel. Sleek Appliance package includes Fisher Paykel fridge with Kitchenaid Gas Stove too! Pull up to the eating bar or room enough for a small table, as desired. Main Living area enjoys the Exclusive 12 FT Ceilings only found on the top-floor! Large nearly 12 x 12 living room with New FAN/remote with ample space enough for relaxation. Enjoy watching Calgary's always-changing weather systems from the WEST/Northwest from your DECK. Luxe Carpeted Master Bedroom with Walk-thru closet to cheater 4pce Ensuite. Stackable in-suite Laundry and extra storage as well. 2nd Bedroom/Flex/Den with new LED lighting fixture, nearly 9 x 9FT to be used as desired. Extra Pantry storage recently added off-kitchen. Fantastic & Well-maintained Common Space throughout the grounds for the furry friends in this pet-friendly complex. Secured Titled Underground heated Parking stall with ample visitor parking (guests can be buzzed in) with lockable storage cage. Bike Room Storage, Car wash for residents and coin-op soap dispenser. Quick access to downtown, MRU, minutes to Amenities of Garrison Woods, neighbourhood restaurants/pubs, Glenmore Trail, Stoney Trail, or great investment for the University Students. Eclectic mix of residents, young professionals, established folks for this

Premium condo complex!