



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2247344**



**\$411,900**

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

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