



GRASSROOTS
REALTY GROUP

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106, 33 Burma Star Road SW
Calgary, Alberta

MLS # A2257105



\$474,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Step into refined living with this stunning main-floor corner residence in the highly sought-after Overture at Currie Barracks. Renowned for setting the benchmark in luxury condo living, this exclusive address combines sophisticated design, high-end finishes, and a location that truly stands apart. From the moment you enter, you'll be captivated by the airy open-concept design, soaring 10' ceilings, and expansive windows that flood the space with natural light. The gourmet kitchen is a showpiece, featuring a quartz waterfall island, custom wood cabinetry, a built-in convection oven, 36" gas cooktop, and premium KitchenAid appliances. Whether entertaining or enjoying a quiet evening, the spacious living area with wide-plank hardwood floors and a sleek tile-surround gas fireplace sets the perfect ambiance. The bedroom is a serene retreat with direct access to your private patio, a walk-through custom closet, and a spa-inspired bath complete with a deep soaker tub and waterfall showerhead. Every detail has been carefully curated—remote-controlled blinds, built-in speakers wired for sound, oversized 8' doors, and elegant 6' baseboards all elevate the living experience. Additional highlights include in-suite laundry, central heating and cooling, a BBQ gas line on your patio, and a titled heated underground parking stall with a generous storage unit just steps from the entrance. Set directly across from luxury single-family homes, this residence offers the best of both worlds—an upscale community feel with unbeatable inner-city convenience. This is more than a condo. It's a lifestyle upgrade. Welcome to Overture. OPEN HOUSE SATURDAY SEPTEMBER 20 between 1:00 and 4:00 pm.