



GRASSROOTS
REALTY GROUP

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**3215, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2262661



\$309,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Builder's Winter Promotion & While Quantities Last! Price won't last at this unbeatable location and value. Looking for upgrades in a spec unit? This might be the one. Welcome to the Axess Building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom home features soaring 9-foot ceilings and a bright south-facing view overlooking lush greenery. Step inside to discover luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The modern kitchen offers a stunning blend of crisp white and rich dark cabinetry, upgraded stainless steel appliances including a gas range, quartz countertops, and a designer tile backsplash. An extended counter seamlessly connects to the dining area—perfect for entertaining. The spacious living room opens to a top-floor balcony complete with a gas BBQ line and unobstructed southern views—ideal for relaxing and enjoying Calgary's beautiful sunsets. The generously sized primary bedroom features a walk-through closet with direct access to an elegant 4-piece bathroom complete with tile flooring, quartz countertops, and a deep soaker tub. Just off the kitchen, a versatile nook provides the perfect spot for a home office or additional storage. Additional highlights include in-suite laundry, heated underground parking with a car wash bay, and a private storage locker conveniently located in front of your parking stall. All this in a prime location—just steps from Mount Royal University, scenic walking paths, parks, shopping, and with easy access to Marda Loop and Downtown Calgary via Crowchild Trail. A truly exceptional opportunity to own in one of Calgary's most desirable communities!

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