



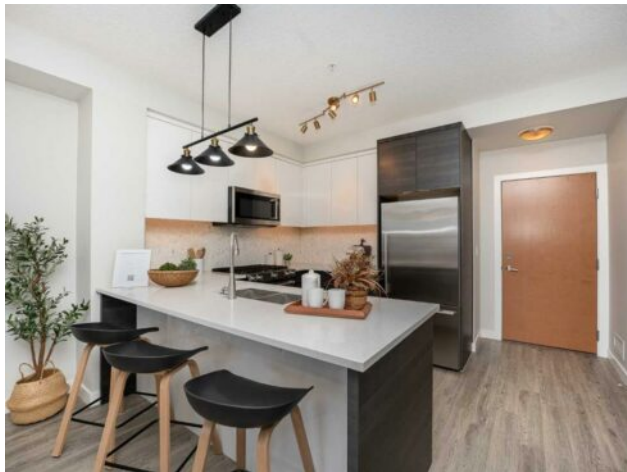
GRASSROOTS
REALTY GROUP

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**3122, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2266977

\$309,900



Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	620 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
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SHOWHOME for sale! Looking for a move-in ready home with premium upgrades? 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 ground-floor unit features 9-foot ceilings, luxury vinyl plank flooring, and a private patio with direct access to landscaped green space—perfect for morning coffee or evening relaxation. The modern kitchen showcases a stylish blend of white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. The spacious living room flows seamlessly to the patio, offering a great indoor-outdoor living experience. The primary bedroom features a walk-through closet with direct access to a 4-piece bathroom complete with quartz countertops, tile flooring, and a soaker tub. A versatile nook off the kitchen provides the perfect space for a home office or extra storage. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker conveniently located in front of your stall. All this in a prime location—steps from Mount Royal University, parks, shops, and walking paths, with easy access to Marda Loop and downtown via Crowchild Trail.