



GRASSROOTS
REALTY GROUP

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**303, 11 Burma Star Road SW
Calgary, Alberta**

MLS # A2271131



\$449,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to luxury single-level living in the heart of CURRIE BARRACKS. This oversized 1-BEDROOM residence combines upscale design, lock-and-leave convenience and executive comfort, all set within one of Calgary's most beautifully planned inner-city communities. Ten-foot FLAT PAINTED CEILINGS and SOUTH EXPOSURE create a bright backdrop for refined everyday living. The CHEF'S KITCHEN anchors the home with an OVERSIZED QUARTZ WATERFALL ISLAND, WOOD DOVETAIL CABINETRY, a full KITCHENAID APPLIANCE PACKAGE including GAS COOKTOP, WALL OVEN and BUILT-IN MICROWAVE, and clear sightlines to the main living and dining areas for effortless entertaining. The spacious DINING AREA easily hosts full-sized furnishings, a rarity in condo living, while the LIVING ROOM features a GAS FIREPLACE with TV WIRING ABOVE and CEILING SPEAKERS for an elevated media experience. Wide-plank ENGINEERED HARDWOOD FLOORING, SOLID CORE DOORS, LED LIGHTING and HUNTER DOUGLAS WINDOW COVERINGS reinforce the high-end feel throughout. The PRIVATE FOYER, generous LAUNDRY ROOM with custom storage, and SMART HOME READY infrastructure for lighting, audio and security add executive-level convenience. The PRIMARY BEDROOM offers a COFFERED CEILING, TWO CLOSETS INCLUDING ONE WALK-IN with professional organizers and a spa-inspired ENSUITE with FREE-STANDING TUB, OVERSIZED GLASS SHOWER and designer layout. Enjoy morning sun and evening light from the large PRIVATE BALCONY accessed from both the living room and bedroom, complete with BBQ GAS LINE for year-round grilling. CENTRAL AC ensures comfort in every season, while the secure, HEATED UNDERGROUND PARKADE includes a

titled stall in a premier location for easy access. The building itself is exceptionally maintained, PET FRIENDLY WITH BOARD APPROVAL, and designed with enhanced security features for peace of mind. CURRIE BARRACKS offers walkable access to the OFF-LEASH DOG PARK, AIRPORT PLAYGROUND, the current retail corridor along Richardson Way, and is minutes from MOUNT ROYAL UNIVERSITY, NORTH GLENMORE PARK, KILLARNEY RECREATION CENTRE, and downtown Calgary with excellent transit connectivity for an easy commute. For the buyer seeking elevated design without compromise on space, privacy or location, this home delivers a rare luxury experience within a boutique, executive-level building.