

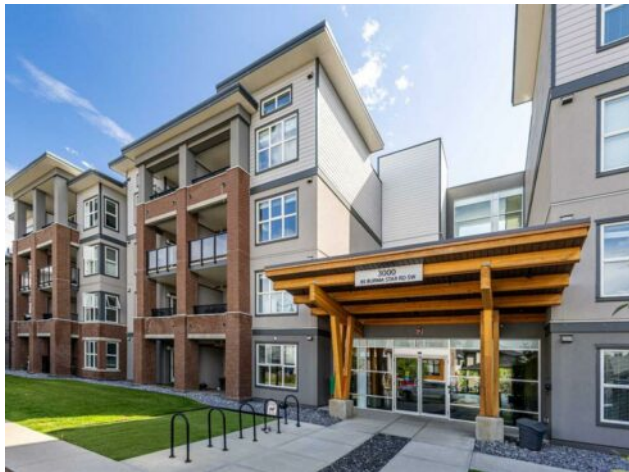


GRASSROOTS
REALTY GROUP

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**3304, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2277950



\$379,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shelving

Discover the perfect blend of style and convenience in the highly sought-after SW community of Currie Barracks. This stunning 700+ sq. ft. residence in a prestigious complex offers a sophisticated urban lifestyle, perfect for first-time buyers and savvy investors alike. The heart of this home is a bright, open-concept living area featuring durable laminate flooring and a seamless flow. Natural light pours in through large sliding glass doors that lead to your spacious private balcony - an ideal spot for morning coffee or evening relaxation. Prepare to be impressed by the sleek, modern kitchen featuring contemporary cabinetry, stylish tile backsplash, premium stainless-steel appliances, elegant quartz countertops and a large kitchen island. There are two generous bedrooms: Including a primary suite complete with a spacious walk-in closet. A refined 5-piece bathroom and dedicated laundry area provide convenience for all occupants. Enjoy the perks of a well-maintained complex that include access to a car wash bay, secure bicycle storage, and ample visitor parking for your guests. Located in one of Calgary's most vibrant neighborhoods, you are minutes away from the trendy shops and dining of Marda Loop. A quick drive to Downtown Calgary and easy access to public transit. Walking distance to Mount Royal University and top-rated local schools. Experience the best of SW Calgary living. Schedule your private viewing today!