

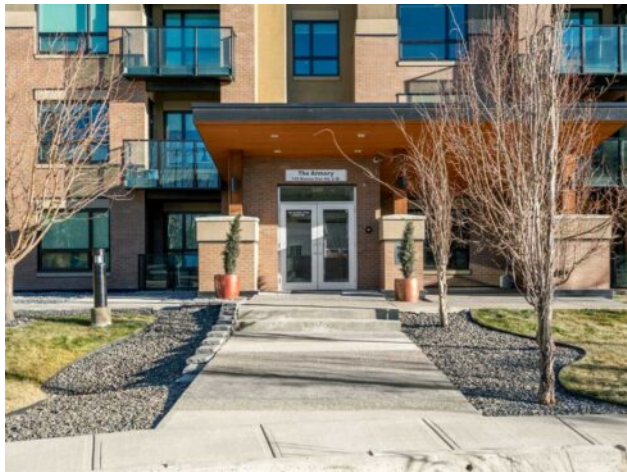


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**105, 145 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2280712**



**\$565,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Guest, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Rubber	<b>Condo Fee:</b>	\$ 930
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

Welcome to Unit 105 at 145 Burma Star Road SW in The Armory, an elegant and refined ground-level corner residence in the esteemed Currie Barracks community. Spanning 1,161 square feet of thoughtfully designed living space with 9-foot ceilings, this exceptional home features two spacious bedrooms on opposite sides of the condo for added privacy, a private den, and two full bathrooms, achieving an ideal blend of comfort, style, and functionality. Recently painted and with new carpets in the bedrooms, this home is ready for you to move in. As a corner unit, it benefits from more windows than an interior unit, allowing for abundant natural light that enhances the airy atmosphere. The thoughtfully planned interior, accentuated by the generous ceiling height, is warm and inviting, with large windows that showcase the quality finishes throughout. The welcoming living area is anchored by a charming gas fireplace and flows effortlessly onto a private patio equipped with a gas hook-up for your BBQ, creating a perfect setting for outdoor relaxation and refined entertaining. The well-appointed kitchen combines elegance with practicality, offering ample cabinetry and counter space for everyday living and hosting guests. An open dining area conveniently connects the den and kitchen, providing an inviting space for meals and gatherings. The primary bedroom serves as a peaceful retreat, complete with its own ensuite bath, while the second bedroom, situated on the opposite side of the condo, along with the versatile den, provides excellent flexibility for a home office, guest room, or creative space. Convenience is further enhanced by a dedicated laundry room with additional storage, ideal for keeping an organized home. This exceptional property also includes the rare advantage of two titled parking stalls, along with two storage cages conveniently located

nearby. The building has central air-conditioning and is pet-friendly, making it an excellent choice for pet owners. Perfectly situated, the home is just a five-minute walk to Mount Royal University and only a twenty-minute walk to the boutiques, caf  s, and renowned restaurants of vibrant Marda Loop. Enjoy a meal across the street at The Inn on Officers Garden, or take a five-minute stroll to Wild Rose Brewery for dinner and drinks at Veranda at The Stables. Parks, scenic pathways, and convenient transit are all close by, providing quick and easy access to downtown Calgary. Combining timeless elegance, exceptional space, and a desirable location, this residence offers a truly elevated lifestyle in one of Calgary's most sought-after neighbourhoods.