



**3218, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2283196



\$299,999

Division: Currie Barracks

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 6,620 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 1 **Baths:** 1

Garage: Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 412

LLD: -

Zoning: DC

Utilities: -

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

Inclusions: N/A

BUILDER SALE! 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! Step inside to find luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The stylish kitchen showcases a modern blend of crisp white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. An open counter connects seamlessly to the dining area, perfect for entertaining. The spacious living room leads to a second-floor balcony with a gas BBQ line, easy connect. The generously sized primary bedroom features a walk-through closet with direct access to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Just off the kitchen is a versatile nook—ideal for extra storage or a small home office setup. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker located directly in front of your parking stall. All this in a prime location—steps from Mount Royal University, walking paths, parks, shopping, and with easy access via Crowchild Trail to Marda Loop and downtown Calgary. A truly exceptional opportunity to own in one of Calgary's most desirable communities.