



**3217, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2291667**



**\$449,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home! This beautiful 2-bedroom, 2-bathroom corner unit is located on the second floor in the sought-after Currie Barracks community. With 9-foot ceilings and large windows, the home feels bright, open, and spacious. The primary bedroom offers plenty of room for a king-sized bed and features a walk-in closet, double sinks, a deep soaker tub, and a separate stand-up shower. The second bedroom is located on the opposite side of the unit for added privacy and has convenient dual access to a full bathroom, making it ideal for guests or family. The modern kitchen includes two-tone white and espresso cabinets, a marble backsplash, quartz countertops, and upgraded appliances including a gas range. The home is finished in neutral colors, making it easy to personalize. The unit also comes with a titled heated underground parking stall and additional storage. The building offers great amenities including 26 underground visitor parking stalls, a car wash bay, and is pet-friendly. Condo fees have remained consistent since the building's inception. The location is excellent, with parks, pathways, a dog park, pubs, restaurants, and shopping nearby. Downtown is only a 7-minute drive away, and Mount Royal University is within walking distance. Don't miss this opportunity, book a showing with your favorite agent today.