



**GRASSROOTS**  
REALTY GROUP

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**1402, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2294777**



**\$399,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

PREMIUM Top-Floor Living with 12FT Ceilings in the Urban Sanctuary of Currie Barracks! Nestled amongst Million-Dollar Homes these 4th Floor Condo's are designed for the distinguished buyer. This Top Floor ONE Bedroom+ DEN (FLEX RM) -1 Bath Configuration are RARELY offered. Generous West Natural Light that stands out for this condo while Neutral & Modern toned Luxury Vinyl Plank floors combined with BEAUTIFUL European-Inspired Kitchen, the throughout are TOP NOTCH & Well maintained with Gorgeous Quartz Countertops, two-toned cabinetry, new LED lighting & HEX backsplash all tastefully combine for a Luxurious feel. Sleek Appliance package includes Fisher-Paykel fridge with Gas Stove too! Pull up to the eating bar or room enough for a small table, as desired. Main Living area enjoys the Exclusive 12 FT Ceilings only found on the top-floor! Large nearly 12 x 12 living room with New FAN/remote with ample space enough for relaxation. Enjoy watching Calgarys always-changing WESTERLY weather systems from your BRIGHT OPEN Balcony/deck. Luxe Carpeted Master Bedroom with Walk-thru closet to cheater 4pce Ensuite. Stackable in-suite Laundry and extra storage as well. 2nd Bedroom/Flex/Den with new LED lighting fixture, nearly 9 x 9FT to be used as desired. Extra Pantry storage recently added off-kitchen. Fantastic & Well-maintained Common Areas interior/exterior. throughout the grounds for the furry friends in this pet-friendly complex. Recently painted COMMON AREAS, Regular Bldg maintenance includes Window cleaning, Plumbing, Parkade Cleaning, Secured Titled Underground heated Parking stall with ample visitor parking (guests can be buzzed in) with lockable storage cage. Bike Room Storage, Car wash for residents and coin-op soap dispenser. Quick access to downtown, MRU, minutes to

Amenities of Garrison Woods, neighbourhood restaurants/pubs, Glenmore Trail, Stoney Trail, or great investment for the University Students. Eclectic mix of residents, young professionals, established folks for this Premium condo complex!