



**1401, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2294810



\$324,900

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|------------------|--|---------------|------------------|
| Division: | Currie Barracks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 610 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 402 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: N/A

Live TOP FLOOR LUXURY in the heart of trend-setting Currie Barracks. This immaculate, open-concept 1 bedroom, 1 bathroom condo features soaring ceilings & oversized windows that only the rarely available top floor units provide. A contemporary color palette is accentuated by modern cabinetry, quartz counters & upgraded stainless steel appliances. Enjoyment also comes from the west facing balcony with BBQ gas line, in-suite laundry, heated underground parking for you AND your Guests, a private storage unit, secured bike storage, and the convenient on-site car wash. Live steps from trendy pubs, parks, and Mount Royal University, with only a 5 minute drive to Downtown. Don't miss your chance to live a life elevated to the top floor!