



**2202, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2145859



\$530,000

Division:	Currie Barracks		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,362 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel, Membrane, Rubber	Condo Fee:	\$ 801
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to Currie Barracks, a prestigious community blending modern living with classic charm. This exquisite townhouse offers luxury and convenience in a prime location. Step inside to a beautifully upgraded main living area featuring quartz countertops, high-end gas stoves, stainless steel appliances, and luxury vinyl plank flooring. The open-concept design makes it perfect for both entertaining and everyday living. Enjoy picturesque views from the balcony, overlooking the meticulously maintained community landscaping. All utilities are included for a hassle-free experience, and double underground parking provides secure access to your vehicles. Ample double storage is conveniently attached to the parking stalls. Situated close to Mount Royal University, Marda Loop, Westhill Mall, and downtown Calgary, this townhouse offers unparalleled convenience. Whether commuting, running errands, or seeking entertainment, everything you need is within easy reach. Currie Barracks features tree-lined streets, parks, and green spaces, fostering a strong sense of community. Enjoy numerous amenities and recreational opportunities, from leisurely strolls to family picnics. This townhouse is more than a home; it's a lifestyle where modern design meets classic comfort. Don't miss the opportunity to make this stunning property your own. Book your showings today!