



**3409, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2151256



\$365,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	625 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Wall/Window Air Conditioner, Ikea cabinet, tv wall mount bracket

Experience upscale living in this stunning southwest-facing, top-floor, end-unit apartment, right across the street from Mount Royal University. This exceptional property boasts soaring 12' ceilings, air conditioning, and a full-size vented washer and dryer. Enjoy the added touch of upgraded blinds in the living area, new carpet in the bedroom, and a gas line on your private, covered balcony for effortless grilling on your BBQ while you watch the sunset. This unit has recently been painted and the bright primary bedroom features a spacious upgraded walk-in closet. The building offers fantastic amenities, including a car wash, a bike room, and a convenient underground parking stall located across from the elevator. Additionally, a nearby dog park and plenty of dining, brewery, and shopping options make this the perfect home for pet owners and convenience seekers alike. Don't miss out on this incredible opportunity – whether you're looking to invest or find your dream home, this apartment has it all!