



GRASSROOTS
REALTY GROUP

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**1201, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2153677



\$339,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	637 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Membrane, Rubber	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wall Mounted Air Conditioning with Remote Control

This is the one! Incredible modern sophisticated 1 bedroom CORNER unit on the 2nd floor! Brick and stucco exteriors provide wonderful architectural curb appeal with a private west-facing balcony and a beautifully landscaped courtyard. This bright open-concept unit features oversized windows and 9’ ceilings designed to maximize the dining, living, and kitchen space. The full wall-mounted Cool King AIR CONDITIONING with a remote control is an extra feature in the living room. This spacious unit includes a master bedroom with a walk-in closet, a Spa-inspired bathroom with porcelain flooring tiles, ceramic wall tiles with a deep soaker tub, and an in-suite washer & dryer. Top-rated soundproofing wood plank flooring is included in the entertainment spaces, a European-inspired kitchen, a Professional stainless steel appliance package with gas stove, marble kitchen back-splash, Quartz countertop, full-size double bowl modern square stainless sinks, and LED under counter lighting are the incredible features in the kitchen. There are 26 underground visitor parking stalls, a huge bike storage room, and cage-style storage lockers in each stall with (heated underground parking). You are within walking distance to Mount Royal University and a mere, 7-minute drive to downtown and West Hills Shopping Center. Please make an appointment to view this gem now as it will not last long in this market!