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## 3113, 95 Burma Star Road SW Calgary, Alberta

## MLS # A2163791



## \$355,000

		Currie Barracks				
	Division:					
	Туре:	Residential/Low Rise (2-4 stories) Apartment				
	Style:					
	Size:	708 sq.ft.	Ag	je:	2017 (7 yrs old)	' yrs old)
	Beds:	1	Ba	ths:	1	
	Garage:	Underground				
	Lot Size:	-				
	Lot Feat:	-				
Baseboard		Wate	ſ:	-		
Carpet, Vinyl Plank		Sewe	r:	-		
		Cond	o Fee:	\$ 463		
		LLD:		-		
Brick, Concrete, Stucco, Vinyl Siding, Wood Frame			ig:	DC		
		Utiliti	es:	-		

Features: Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Welcome to the Axess building in the historic Currie Barracks community! This stunning 1-bedroom unit + Den boasts a south-facing view overlooking lush greenery. As you step inside, luxury vinyl plank flooring and abundant natural light streaming through oversized windows greet you. The well-appointed kitchen showcases a refreshing blend of crisp white and dark cabinetry, upgraded stainless steel appliances, including a gas stove, quartz countertops, and a designer tile backsplash. An open counter seamlessly connects the kitchen to the dining area, creating a perfect space for entertaining. The spacious living room offers access to a balcony with a gas BBQ line and unobstructed southern views—an ideal spot to unwind and enjoy breathtaking sunsets. The surrounding greenery enhances the already captivating scenery. The generously sized primary bedroom features a walk-through closet that leads to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. This gorgeous unit also includes in-suite laundry, underground parking with a car wash, and a storage locker conveniently located in front of the parking stall. Situated in a prime location, you're just steps away from Mount Royal University, parks, pathways, shopping, and enjoy quick access to Crowchild, Marda Loop, and the downtown core. Truly, a wonderful place to call home.