



**3306, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2165370



\$489,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	951 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new Home! This exquisite 2-bedroom, 2-bathroom corner unit on the third floor in the sought-after Currie Barracks community. Bathed in natural light with 9-foot ceilings, this home exudes elegance and spaciousness. The primary suite is a true retreat, featuring double vanities, a separate deep soaker tub, a stand-up shower, and ample space for a king-sized bed. The walk-in closet provides generous storage. The second bedroom, situated on the opposite side of the unit, offers a beautiful ensuite with dual access, ensuring privacy and convenience. Culinary enthusiasts will fall in love with the phenomenal kitchen, which boasts two-toned white and espresso cabinetry, a marble backsplash, and stunning quartz countertops. The upgraded appliances, including a gas range, make cooking a delight. The fresh and neutral color palette throughout the home offers endless possibilities for personalization. This unit also includes a titled heated underground parking stall with additional storage space, 26 underground visitor parking spaces, a car wash bay, and a pet-friendly policy. The surrounding amenities are impressive, with parks, pathways, a dedicated dog park, pubs, restaurants, and convenient access to shopping and downtown, just a 7-minute drive away. Plus, Mount Royal University is only a short walk from your doorstep. Don't miss out on this opportunity, book a showing with your favorite agent today!