



**3318, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2172420



\$345,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	614 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 405
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Located in the desirable community of Currie Barracks, directly across from Mount Royal University, this second-floor apartment combines comfort and convenience. The brick and stucco exterior provides excellent curb appeal, enhanced by a private balcony and a beautifully landscaped courtyard. Inside, high 9-foot ceilings create an open and airy living space. The master bedroom features a walk-in closet and a bathroom with porcelain floor tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the overall convenience, while the apartment boasts soundproof wood plank flooring in the living areas and a European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-cabinet lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking space in the heated underground parking area. This prime location is just a 7-minute drive from downtown and the West Hills Shopping Center. Offering both comfort and convenience, this apartment is ready for you—schedule a viewing today to experience it for yourself!