



**1313, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2175963



\$409,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	711 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Spacious 2 bedroom and 1 bathroom unit with title underground heated parking stall. Located in a clean, quiet, sleek modern building. Features include high ceilings, walkthrough closet to bathroom, west facing balcony that provides ample light and privacy while still having views of the community and street. Ideally located near Mount Royal University and close to Crowchild Trail for easy access to downtown or hospitals.