



**1409, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2176026**



**\$375,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	617 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** NA

Beautiful top floor one bedroom unit in the Axxess building in historic Currie Barracks! This spacious penthouse unit features central A/C, soaring 12ft ceilings, large open concept with glossy white cabinetry, stainless appliances, gas stove, quartz counters, and designer tile backsplash, and open counter to the dining area. Large living room leading out to the unobstructed patio with BBQ gas line overlooking Currie. Spacious bedroom leading into the Jack and Jill 4-piece bathroom, stacked washer/dryer and plenty of storage. This unit also comes with a titled underground parking stall, storage cage connected to the stall, car wash and bicycle storage. Prime location steps to Mount Royal University, parks, paths, shopping, WW2 historic sites and quick access from Crowchild to Marda Loop and the DT Core. Call today for your private showing!