



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

MLS # A2182314



\$355,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	709 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

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.