



**108, 145 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2183180**



**\$549,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Tile, Wood

**Sewer:** -

**Roof:** Rubber

**Condo Fee:** \$ 755

**Basement:** None

**LLD:** -

**Exterior:** Brick, Stone, Stucco, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, No Smoking Home

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY JANUARY 18TH 1:30-4:00PM \*\*\* #108 -145 Burma Star Road SW is a luxurious ground floor unit in the Armory. A prestigious building in the upscale inner-city community of Currie Barracks. Living on the main floor offers the perfect blend of convenience and security, with a raised patio and two layers of protective fencing providing true peace of mind. The patio bathes in morning sunlight, making it an ideal spot to enjoy your coffee. Inside, the building's thoughtful design ensures remarkable quiet, complemented by friendly neighbors who contribute to a pleasant, peaceful community. This secure-entry, adult-living (18+) condo building is also pet-friendly. A recent renovation has elevated this home with stunning, engineered hardwood floors that are only allowed only on the main floor of this building. In addition, there is classic porcelain tile and elegant marble backsplashes. The master shower was completely redone. In the kitchen, quality appliances from Whirlpool and KitchenAid pair beautifully with Legacy cabinetry and quartz countertops, while updated bathroom taps and fresh white paint throughout enhance both function and brightness. There is a custom office/bedroom, crafted with meticulous attention to detail and premium-quality materials. Every element, from the cabinetry to the hardware—was chosen not only for functionality, but also for aesthetics and longevity. The result is a space that effortlessly transitions between a productive work environment and a comfortable guest room, all without compromising style. Both the air conditioning and in-floor heating systems have been diligently maintained for year-round comfort, and there is an in-suite stackable Whirlpool washer/dryer for added convenience. All of the lighting fixtures have been upgraded and ceiling fans sourced from Cartwright. A

heated underground parking stall ensures your vehicle remains warm and protected during colder months, providing an additional layer of comfort and security. Finally, the condo board's phenomenal management of finances and forward-thinking approach to maintenance ensure that this property will continue to meet the highest standards for years to come. Call today to view this wonderful home!