



GRASSROOTS
REALTY GROUP

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

MLS # A2185416



\$345,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	613 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:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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Located in the desirable community of Currie Barracks, directly across from Mount Royal University, this third-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 building is very well built, since commencement there has been no special assessments. 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!