



**3320, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2185559



\$375,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	705 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

Welcome to the Axess building in the historic Currie Barracks community! As you step inside this stunning 1-bedroom unit + DEN, you will notice the luxury vinyl plank flooring and abundant natural light streaming through oversized windows. The well-appointed kitchen features 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 an ideal space for entertaining. The spacious living room offers access to a balcony with a gas BBQ line and unobstructed southern views—perfect for unwinding and enjoying breathtaking sunsets enhanced by the surrounding greenery. The generously sized primary bedroom includes a walk-through closet that leads to an elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. If that is not enough, there is another room which can be used as a another room or office space. Additional conveniences include in-suite laundry, underground parking with a car wash, and a storage locker conveniently located in front of the parking stall. Ideally situated, this unit places you just steps from Mount Royal University, parks, pathways, and shopping, with quick access to Crowchild, Marda Loop, and the downtown core—truly a wonderful place to call home.