



GRASSROOTS
REALTY GROUP

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**214, 145 Burma Star Road SW
Calgary, Alberta**

MLS # A2205461



\$340,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	598 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: none

Welcome to The Armory, an exceptional condo development by Cove Properties, one of Calgary's most reputable multifamily builders. Nestled in the highly sought-after Currie Barracks, this well maintained 1-bedroom, 1-bathroom second-floor unit offers a perfect blend of modern convenience and vibrant city living, ideal for investors, first-time buyers, and young professionals seeking a trendy, low-maintenance lifestyle in a thriving, walkable community. Step inside to discover a bright, open-concept living space designed for comfort and functionality. The kitchen features ceiling-height cabinetry, a large peninsula with quartz countertops, and a sleek stainless steel appliance package — perfect for everything from casual dining to hosting friends. The spacious living room, filled with natural light from large windows, easily accommodates a generous sectional, creating a cozy yet stylish place to unwind. Step outside to the massive 221 sq/ft west facing balcony overlooking the charming, European-inspired row homes across the quiet, tree-lined street, this outdoor retreat is the perfect place to enjoy morning coffee, soak in the afternoon sun, or entertain guests on warm summer evenings. Condo fees are only paid on interior square footage, with this spacious balcony you get almost 50% more square feet of living space that you aren't paying condo fees on! The primary bedroom boasting a tray ceiling can accommodate a king-sized bed and features a walk-through closet that seamlessly connects to the modern bathroom, a thoughtful layout that maximizes both privacy and convenience. A stacked washer and dryer are cleverly tucked away, blending practicality with ease of living. This pet-friendly, 18+ building offers unbeatable convenience with titled heated underground parking and an assigned storage locker located directly in front of the parking

space. Located just steps from Mount Royal University and the bustling energy of Marda Loop’s shops, restaurants, and nightlife. Plus, downtown Calgary is only minutes away, making this an unbeatable spot for those seeking a dynamic urban lifestyle without sacrificing peace and quiet.