

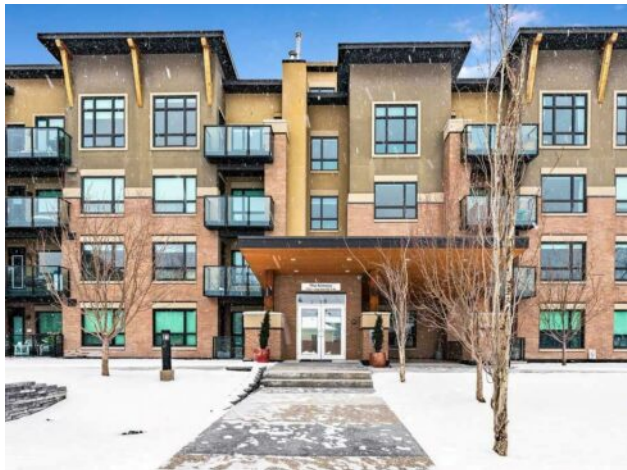


GRASSROOTS
REALTY GROUP

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**103, 145 Burma Star Road SW
Calgary, Alberta**

MLS # A2206120



\$350,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Stucco
Foundation:	-
Features:	High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 480
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: n/a

Beautifully Updated Condo in Award-Winning Community & Steps from MRU, Marda Loop & More! WINNER of The Best Multi-Family Community at the 2016 SAM Awards, The Armory is a stunning condo development built by Cove Properties, one of Calgary's most reputable multifamily builders. Nestled in the highly sought-after Currie Barracks, this immaculately designed complex backs onto a picturesque protected English Garden Park while being just minutes from Marda Loop's vibrant shops and restaurants, steps from Mount Royal University, and a quick 10-minute commute to downtown. This beautifully updated 1-bed, 1-bath unit now features brand-new vinyl plank flooring and boasts 9-foot ceilings, in-floor heating, central A/C, and an oversized 24' x 9' balcony—perfect for relaxing or entertaining. The modern kitchen showcases quartz countertops, a glass tile backsplash, Hansgrohe fixtures, stainless steel appliances, and stylish herringbone tile. Enjoy the convenience of titled heated underground parking with built-in cage storage and maintenance-free, single-level living in this secure, 18+ exclusive building. Plus, you're just steps from Veranda, Wild Rose Pub, and everything Marda Loop has to offer! Don't miss this opportunity—book your private showing today!