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3407, 95 Burma Star Road SW
Calgary, Alberta

MLS # A2219680



\$414,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Currie Barracks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 706 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 470 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Balcony floor tiles, Wall shelves.

Convenient living in Currie Barracks with easy access to Downtown! This south facing Air-Conditioned 2 bedroom condo is located on the top floor and offers a modern design with vinyl plank flooring throughout, large windows offering lots of natural light & vaulted ceilings! Contemporary styled decor throughout the home offers stylish finishes and upgrades. Main living area features an open concept design with a kitchen, living room and dining room. Kitchen includes modern cabinetry, quartz counter tops, breakfast bar, and stainless-steel appliances. Master bedroom includes walk through closet to the cheater ensuite 5pc bathroom with double sinks! Second bedroom with window and closet, in-suite laundry, private outdoor balcony with a gas BBQ or heater outlet, engineered polymer deck tiles, and a titled underground parking stall with a storage locker. Close to amenities, shopping, easy commuting to downtown and very accessible to Mount Royal University. Exceptional value with low condo fees and a well-run condominium corporation. Pride of ownership shown throughout.