

**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.