

**3122, 95 Burma Star Road SW
 Calgary, Alberta**

MLS # A2266977



\$309,900

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

SHOWHOME for sale! Looking for a move-in ready home with premium upgrades? This might be the one. Welcome to the Axess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom ground-floor unit features 9-foot ceilings, luxury vinyl plank flooring, and a private patio with direct access to landscaped green space—perfect for morning coffee or evening relaxation. The modern kitchen showcases a stylish blend of white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. The spacious living room flows seamlessly to the patio, offering a great indoor-outdoor living experience. The primary bedroom features a walk-through closet with direct access to a 4-piece bathroom complete with quartz countertops, tile flooring, and a soaker tub. A versatile nook off the kitchen provides the perfect space for a home office or extra storage. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker conveniently located in front of your stall. All this in a prime location—steps from Mount Royal University, parks, shops, and walking paths, with easy access to Marda Loop and downtown via Crowchild Trail.