

3215, 95 Burma Star Road SW

Calgary, Alberta

MLS # A2241641



\$345,900



Division:	Currie Barracks			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	615 sq.ft.	Age:	2017 (8 yrs old)	
Beds:	1	Baths:	1	
Garage:	Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard		Water:	-
Floors:	Carpet, Vinyl Plank		Sewer:	-
Roof:	-		Condo Fee:	\$ 402
Basement:	-		LLD:	-
Exterior:	Brick, Stucco, Wood Frame		Zoning:	DC
Foundation:	-		Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)			
Inclusions:	N/A			

BUILDER SALE! Looking for upgrades in a spec unit? This might be the one. Welcome to the Axxess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom unit features soaring 9-foot ceilings and a south-facing view overlooking lush greenery. Step inside to find luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The stylish kitchen showcases a modern blend of crisp white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. An open counter connects seamlessly to the dining area, perfect for entertaining. The spacious living room leads to a top-floor balcony with a gas BBQ line and unobstructed southern views—the perfect place to relax and enjoy breathtaking sunsets. The generously sized primary bedroom features a walk-through closet with direct access to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Just off the kitchen is a versatile nook—ideal for extra storage or a small home office setup. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker located directly in front of your parking stall. All this in a prime location—steps from Mount Royal University, walking paths, parks, shopping, and with easy access via Crowchild Trail to Marda Loop and downtown Calgary. A truly exceptional opportunity to own in one of Calgary’s most desirable communities.