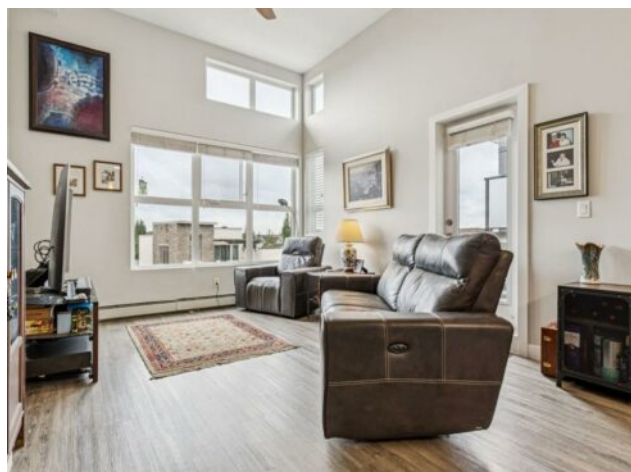


1402, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2247344



# \$409,900

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Currie Barracks                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)           |               |                  |
| <b>Style:</b>    | Apartment-Penthouse                          |               |                  |
| <b>Size:</b>     | 707 sq.ft.                                   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Underground |               |                  |
| <b>Lot Size:</b> | -                                            |               |                  |
| <b>Lot Feat:</b> | -                                            |               |                  |

|                    |                                                                                                                                       |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                     | <b>Condo Fee:</b> | \$ 470 |
| <b>Basement:</b>   | None                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame                                                                                           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                   |                   |        |

PREMIUM Top-Floor Living with 12FT Ceilings in the Urban Sanctuary of Currie Barracks! Nestled amidst Million Dollar Homes these 4th Floor Condo's are designed for the distinguished buyer. This 2 Bedroom 1 Bath Configuration enjoys Generous West Natural Light that stands out for this condo while Neutral & Modern toned Luxury Vinyl Plank floors combined with BEAUTIFUL European-Inspired Kitchen, the FIT & Finish throughout are TOP NOTCH! Gorgeous Quartz Countertops, two-toned cabinetry, new LED lighting & HEX backsplash all tastefully combine for a Luxurious feel. Sleek Appliance package includes Fisher Paykel fridge with Kitchenaid Gas Stove too! Pull up to the eating bar or room enough for a small table, as desired. Main Living area enjoys the Exclusive 12 FT Ceilings only found on the top-floor! Large nearly 12 x 12 living room with New FAN/remote with ample space enough for relaxation. Enjoy watching Calgary's always-changing weather systems from the WEST/Northwest from your DECK. Luxe Carpeted Master Bedroom with Walk-thru closet to cheater 4pce Ensuite. Stackable in-suite Laundry and extra storage as well. 2nd Bedroom/Flex/Den with new LED lighting fixture, nearly 9 x 9FT to be used as desired. Extra Pantry storage recently added off-kitchen. Fantastic & Well-maintained Common Space throughout the grounds for the furry friends in this pet-friendly complex. Secured Titled Underground heated Parking stall with ample visitor parking (guests can be buzzed in) with lockable storage cage. Bike Room Storage, Car wash for residents and coin-op soap dispenser. Quick access to downtown, MRU, minutes to Amenities of Garrison Woods, neighbourhood restaurants/pubs, Glenmore Trail, Stoney Trail, or great investment for the University Students. Eclectic mix of residents, young professionals, established folks for this

Premium condo complex!