

1218, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2214309



**\$409,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	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, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, Quartz Counters, Vinyl Windows		

**Inclusions:** AC

Upscale 2-Bedroom Condo in Currie Barracks! Quiet location steps to Mount Royal University. This 704 sq ft executive condo features an open-concept layout with Euro-style cabinetry, quartz countertops, upgraded stainless appliances, gas stove, and under-cabinet lighting. Luxury vinyl plank flooring throughout, 9' knock-down ceilings, and a private covered balcony with gas line. Primary bedroom with walk-in closet and cheater 5-piece ensuite with double sinks and soaker tub. Includes air conditioning, titled underground parking with storage, car wash bay, bike room, and visitor parking. Beautiful south courtyard, close to shopping, transit, and downtown. Quick possession available!