

**3204, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2291133



\$355,000

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|------------------|---|---------------|-------------------|
| Division: | Currie Barracks | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 707 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Guest, Heated Garage, Owned, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Flat, Rubber | Condo Fee: | \$ 470 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: None

Welcome to the Axess building in Currie Barracks, one of southwest Calgary's most desirable and thoughtfully designed communities. This beautifully maintained southwest-facing 700+ sq. ft. residence offers modern finishes, an open layout, and exceptional walkability — just steps from Mount Royal University, parks, pathways, and local amenities. Natural light fills the open-concept living space through large sliding glass doors that lead to your private southwest-facing balcony complete with a gas BBQ hookup — the perfect place to enjoy evening sunsets or relaxed outdoor dining. At the heart of the home is a sleek, contemporary kitchen designed for both everyday living and entertaining. Features include a striking mix of white and dark cabinetry, elegant quartz countertops, stainless steel appliances including a gas stove, a stylish tile backsplash, and a large peninsula offering additional prep space and casual seating. Easy care laminate plank flooring flows throughout the main living areas, creating a modern and cohesive feel while enhancing durability and comfort. The primary bedroom offers a comfortable retreat with a walk-through closet and direct access to a beautifully finished 5-piece bathroom featuring quartz countertops, tiled flooring, dual sinks, and a deep soaker tub ideal for relaxing at the end of the day. A second bedroom provides flexibility for guests, a home office, or additional living space depending on your needs. Additional highlights include in-suite laundry, titled underground parking, a secure storage locker, and access to the building's convenient car wash bay and secure bicycle storage. The complex is well maintained and offers visitor parking for guests. Currie Barracks is a vibrant master-planned community known for its beautiful green spaces, historic charm, and exceptional location. Residents

enjoy quick access to Marda Loop's popular restaurants, cafés, and boutique shopping, along with convenient routes to Crowchild Trail, downtown Calgary, and public transit. Whether you are a first-time buyer, investor, professional, or downsizer, this stylish and low-maintenance home offers outstanding value and an unbeatable lifestyle in one of Calgary's most sought-after southwest communities.