

**302, 145 Burma Star Road SW**  
**Calgary, Alberta**

**MLS # A2297961**



**\$375,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage		

**Inclusions:** NA

Welcome to The Armory in sought after Currie Barracks. This quiet 18+ thoughtfully designed unit is located across from the street from the beautiful gardens by Officers Inn. Offering lots of curb appeal and ample surrounding amenities all within walking distance. Walk into this one bedroom + den unit with 9 foot ceilings and you instantly notice how big the windows are, allowing the room to fill with natural light. The kitchen is loaded with matching stainless steel Kitchen Aid Range, dishwasher, and a fridge with ice maker and water dispenser. The microwave is built into the cabinets for a more refined look, and the kitchen has a stainless steel under-mounted sink encased by a matching quartz countertop and backsplash. In suite laundry in the walkthrough closet allowing maximum convenience. Pantry closet with shelves, and a large den perfect for a home office. The bathroom is equipped with quartz countertops and a long one piece vanity mirror and soaker tub. Central Air Conditioning allowing maximum comfort all year round. Covered balcony with courtyard views allowing more additional space that is functional year round. Titled parking space/storage locker, and is located in a prime location. Pet friendly 30lbs and under.