

215, 145 Burma Star Road SW
Calgary, Alberta

MLS # A2337585



\$459,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	990 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 755
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: TV wall mount (tv not included)

This luxurious two-bedroom plus den condo is located in the sought-after community of Currie Barracks in the exclusive Armory building. The spacious open-concept floor plan features 9' ceilings, large windows and an abundance of natural light throughout. The gourmet kitchen offers stainless steel appliances, quartz countertops, shaker-style cabinetry, a tiled backsplash and a peninsula island with eating bar, and opens to the adjacent dining area and spacious living room with access to the private patio. The generous primary bedroom features a walk-through closet leading to a spa-inspired ensuite with dual vanities and an oversized shower. The second bedroom also includes a walk-through closet and convenient access to the second full bathroom with bathtub. A versatile den provides additional space for a home office, TV room or other uses. Additional features include in-suite laundry, a titled underground parking stall and assigned storage. The Armory is an 18+ complex in an exceptionally convenient location, just steps from Mount Royal University and only minutes from Marda Loop and downtown Calgary. Call your favorite Realtor to arrange your private viewing!