

107, 145 Burma Star Road SW
Calgary, Alberta

MLS # A2339582



\$349,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to the Currie Barracks prestigious "The Armory", built across from the old Officers mess hall which is now "The Inn on Officers Garden" Hotel and Restaurant. The Armory was developed by Cove Properties in 2016 and has since been rated as one of the top condo buildings in the inner city of Calgary and the Currie Barracks. This unit boasts in-floor heating throughout every room, 9 ft ceilings, central air, lovely maple hardwood floors offset by stylist ceramic tiles, and newly painted walls. This is one of the few 1+ den units that face onto the private park and pathway system that leads to the officers Mess hall, where Queen Elizabeth II and Prince Philip stayed in the 1950s. With 9 foot ceilings you instantly notice how big the windows are, allowing the room to fill with natural light. The kitchen boasts matching stainless steel Kitchen Aid Range, dishwasher, and a fridge with ice maker and water dispenser, and has a stainless steel under-mounted sink encased by a matching quartz countertop. The In-suite laundry in the walkthrough closet allows for maximum convenience and quiet, and the large den/second bedroom is perfect for a home office or guest area. 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 while in-floor heating gives additional coziness during those snowy, winter days. The large patio overlooks the private trees and gardens and serves as a peaceful escape from the bustle of the inner city. This unit comes with a TITLED underground stall (#22) in the secured and heated parkade, and the building is Pet friendly (30lbs and under). This quiet, adult-only (18+) building is a stylish and peaceful complex that is perfect for a young corporate person/couple, students (MOUNT ROYAL University is within a 5 min drive) or

downsizers that want a walkable community close to Marda Loop, Downtown Calgary, as well as easy access to get out of town via the Ring Road. Come see what The Armory and the history of the Currie Barracks has to offer; book your Private viewing now!