

1417, 95 Burma Star Road SW  
Calgary, Alberta

MLS # A2294443



## \$324,900

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	614 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 412

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Stone, Stucco, Wood Frame

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** Closet Organizer (Primary)

A quiet confidence you notice the moment you step inside. Sitting at the top, where the light lingers just a little longer and the noise fades into the background. Ceilings stretch nearly 13 feet high, giving room to breathe and room for your life to unfold in a way that feels expansive, not confined. Every evening, golden light spills through windows, dancing across the open-concept space, warming the two-tone cabinetry and catching the subtle shimmer of the designer backsplash. The kitchen has been thoughtfully elevated with sleek upgraded appliances, clean lines, and finishes that feel as beautiful as they are functional. Conversations flow easily here, from the kitchen to the living space, carried by light and openness. And just beyond the windows, a view over the rooftops reminds you; you're above it all. The bedroom is generous, calm, and restorative, with a walk-through closet thoughtfully finished with organizers that keep everything in its place. And then your bathroom. A space that invites you to slow down, exhale, and stay a little longer. Crafted with all the details you'd expect and a few you didn't know you needed. 40+ visitor underground parking stalls and even a car wash, tucked conveniently within the building, because ease should be part of everyday living. Not just a top-floor condo. Your new home where light, space, and location come together, effortlessly.