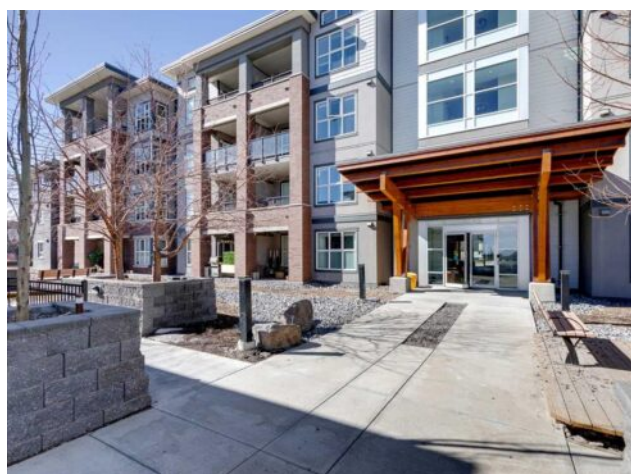


**1315, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2295241



\$499,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Rubber

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 627

LLD: -

Zoning: DC

Utilities: -

Inclusions: See Appliance List

Welcome to this beautifully appointed 3rd-floor CORNER UNIT in the sought-after community of Currie Barracks - where larger corner units like this rarely come available! Enjoy the perfect blend of style, comfort, & convenience. Soaked in natural light, this bright and airy home features 950 sq ft with a sunny SOUTH-FACING balcony, 2 SPACIOUS BEDROOMS, 2 FULL BATHROOMS, AIR CONDITIONING, 2 TITLED UNDERGROUND PARKING STALLS, and 2 STORAGE UNITS - it is everything you want and more! The open-concept layout is thoughtfully designed for everyday living & effortless entertaining. You will immediately notice the elevated finishes throughout, including luxury vinyl flooring, 9’ ceilings, neutral paint, and a stunning kitchen complete with quartz countertops, soft-close cabinetry, LED under-cabinet lighting, a stylish backsplash, and stainless steel appliances including a gas stove. The inviting primary retreat offers significant space with additional windows, a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, a separate shower, & a relaxing soaker tub. The second bedroom is generously sized, offers direct access to the well appointed 4-piece bathroom, and is ideally positioned for privacy. Your in-suite laundry and entryway are neatly tucked away, adding to the home’s thoughtful design and comfort. Step outside to your sunny balcony, perfectly positioned to take in the tranquil courtyard, partial mountain views, and complete with a gas line for easy outdoor living. Your two titled parking stalls include two full storage areas adding to your convenience. Further highlights of this incredible building include a car wash bay, bike storage, and ample visitor parking. The moment you enter, you can truly feel how special this building is. Ideally located just steps to Mount Royal University and minutes to parks,

pathways, Marda Loop, Glenmore Park & Reservoir, shopping, restaurants, downtown, the mountains and more! This is an exceptional opportunity to own a premiere condo in one of Calgary's most desirable communities. Call your favourite Realtor and book your private showing today! This home is pristine and move-in ready!