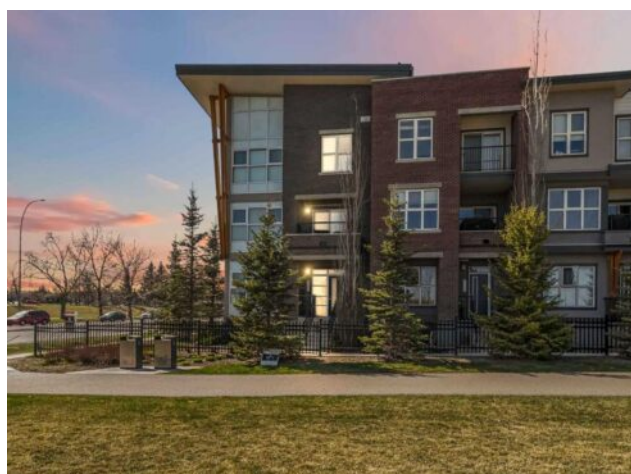


2210, 95 Burma Star Road SW
Calgary, Alberta

MLS # A2307376



\$324,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: N/A

Looking for a move-in ready home with premium upgrades? This might be the one. Welcome to the Axess building, located in the heart of the historic Currie Barracks community. This beautifully designed 1-bedroom corner unit features 9-foot ceilings, luxury vinyl plank flooring, and a patio with direct access to pathways and green space, perfect for morning coffee or evening relaxation. Built with concrete walls, this home offers superior soundproofing and enhanced durability compared to wood-frame buildings, ideal for quiet and comfortable living, and it is the only unit in the building with this particular floor plan, making it a truly unique opportunity. The modern kitchen showcases a stylish blend of white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. The spacious living room flows seamlessly to the patio, creating an excellent indoor-outdoor living experience. The primary bedroom features a walk-through closet with direct access to a 4-piece bathroom complete with quartz countertops, tile flooring, and a soaker tub. A versatile nook off the kitchen provides the perfect space for a home office or additional storage. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker conveniently located directly in front of your stall. All of this is in a prime location, steps from Mount Royal University, parks, shops, and walking paths, with easy access to Marda Loop and downtown via Crowchild Trail.