



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3110, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2304497



\$298,888

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	620 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Axess in the highly sought-after community of Currie Barracks! This well-appointed 1-bedroom, 1-bathroom main-floor unit offers 619 sq ft of thoughtfully designed living space, perfect for first-time buyers, downsizers, or investors. The open-concept layout features a modern kitchen complete with stainless steel appliances, seamlessly flowing into the bright living and dining areas—ideal for both everyday living and entertaining. The spacious bedroom offers comfort and functionality, while the convenience of in-suite laundry adds to the ease of daily living. Enjoy direct access from the main floor and step out onto your private rear porch, complete with a gas line for your BBQ—perfect for summer evenings. This unit also includes one titled parking stall and an assigned storage unit for added convenience. Residents of The Axess enjoy excellent building amenities, including a car wash bay and secure bike storage. Ideally located just minutes from Mount Royal University, Rockyview General Hospital, and major routes such as Crowchild Trail and Glenmore Trail, commuting is a breeze. You’re also close to parks, gyms, swimming facilities, shopping, restaurants, and downtown Calgary. A fantastic opportunity to own in one of Calgary’s most vibrant inner-city communities—book your showing today!