



**1402, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2326567**



**\$394,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Cceiling fan & cabinet in cut out		

RARELY OFFERED TOP FLOOR PENTHOUSE Type feel for this 1BR + 2nd FLEX ROOM CONFIGURATION. Welcome to the 12FT Ceilings in the Urban Sanctuary of Currie Barracks! Nestled amongst Million-Dollar Homes these 4th Floor Condo's are designed for the distinguished buyer. This 2 room configuration -1 Bath cheater ensuite are RARELY offered. Generous West Natural Light that stands out for this condo while Neutral & hi-end Modern toned Luxury Vinyl Plank floors combin with BEAUTIFUL European-Inspired Kitchen, the finishings throughout are TOP NOTCH & well-maintained with Gorgeous Quartz Countertops, two-toned cabinetry, recently added ceiling fan & new LED lighting & HEX backsplash all tastefully combine for a luxurious feel. Sleek Appliance package includes Fisher-Paykel fridge with Gas Stove too! Pull up to the eating bar or room enough for a small table, as desired. Main Living area enjoys the Exclusive 12 FT Ceilings only found on the top-floor! Large nearly 12 x 12 living room with generous living space. Enjoy watching Calgarys always-changing weather systems to the WEST from your BRIGHT OPEN Balcony/deck. Luxurious Carpeted Master Bedroom with Walk-thru closet to cheater 4pce Ensuite. Stackable in-suite Laundry and extra storage as well. 2nd Flex/room /Den with new LED lighting fixture, nearly 9 x 9FT to be used as desired. Extra Pantry storage recently added off-kitchen. Fantastic & Well-maintained Common Areas interior/exterior. throughout the grounds for the furry friends in this pet-friendly complex. This is a very proactive Management Company , Recently painted Interior /exterior COMMON AREAS, Constant Landscaping, Window cleaning, Plumbing, Parkade Cleaning. Constant upgrades and improvements to maintain the pristine feel. Secured Titled Underground heated Parking stall

with ample visitor parking (guests can be buzzed in) with lockable storage cage. Bike Room Storage, Car wash for residents and coin-op soap dispenser. This is great for the downsizers, students, & first time discriminating buyers. Just minutes to MRU, steps to Amenities of Garrison Woods, neighbourhood restaurants/pubs, Glenmore Trail, Stoney Trail, or great investment. Eclectic mix of residents, young professionals, established folks for this Premium condo complex!