



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

106, 23 Burma Star Road SW
Calgary, Alberta

MLS # A2329374



\$449,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Window Coverings		

Welcome to Unit 106 at The Overture in Currie Barracks, a premier building where units rarely become available. This centrally located 1-bedroom, 1-bathroom condo features 10-foot ceilings, designer fixtures, and a blend of hardwood and tile flooring. The open-concept layout seamlessly connects the living and dining spaces to a well-appointed kitchen showcasing an oversized quartz peninsula, breakfast bar, and premium built-in stainless steel appliances, including a gas cooktop, wall oven, and French door refrigerator. The bright living room includes a cozy gas fireplace and garden doors opening to one of the most desirable patios in the complex, complete with excellent city views. The primary bedroom offers outdoor access, a large walk-through closet, and direct entry to the main bathroom, which is finished with a quartz vanity and a luxurious tub and shower. Complete with convenient in-suite laundry, one underground parking stall, and a storage unit, this property delivers a fantastic lifestyle in a highly sought-after Calgary community. For all the photos, community information and a guided 360 tour, click the links below!