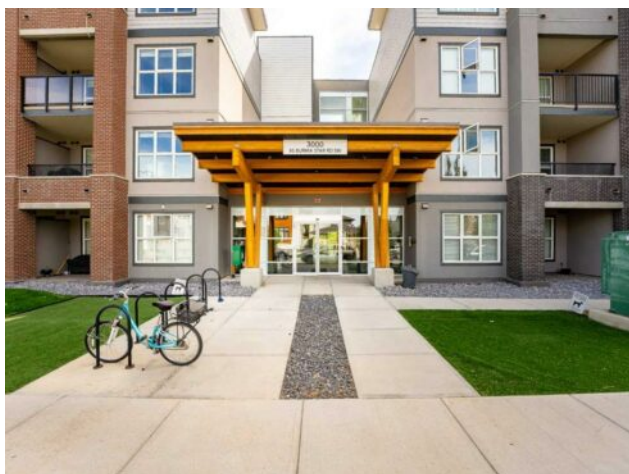


**3302, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2227553



\$349,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Vinyl

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Wood Frame

Foundation: -

Features: Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 412

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Located in the desired community of Currie Barracks, directly across from Mount Royal University, this third-floor apartment offers a blend of comfort and convenience. The brick and stucco exteriors provide appealing curb appeal, complemented by a private balcony and a landscaped courtyard. Inside, you'll find high 9' ceilings that make the living space feel open and airy. The master bedroom includes a walk-in closet and a bathroom with porcelain flooring tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the convenience. The apartment features soundproof wood plank flooring in the living areas, a functional European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-counter lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking stall in the heated underground parking area. The location is a mere 7-minute drive to downtown and the West Hills Shopping Center. This apartment offers a comfortable and convenient living experience. Schedule a viewing today to see it for yourself!