

**3320, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2172810**



**\$375,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Currie Barracks                    |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 706 sq.ft.                         | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 463 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to the Axess building in the historic Currie Barracks community! This stunning 1-bedroom unit + DEN boasts a south-facing view overlooking lush greenery. As you step inside, luxury vinyl plank flooring and abundant natural light streaming through oversized windows welcome you. The well-appointed kitchen features a refreshing blend of crisp white and dark cabinetry, upgraded stainless steel appliances—including a gas stove—quartz countertops, and a designer tile backsplash. An open counter seamlessly connects the kitchen to the dining area, creating an ideal space for entertaining. The spacious living room offers access to a balcony with a gas BBQ line and unobstructed southern views—perfect for unwinding and enjoying breathtaking sunsets enhanced by the surrounding greenery. The generously sized primary bedroom includes a walk-through closet that leads to an elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Additional conveniences include in-suite laundry, underground parking with a car wash, and a storage locker conveniently located in front of the parking stall. Ideally situated, this unit places you just steps from Mount Royal University, parks, pathways, and shopping, with quick access to Crowchild, Marda Loop, and the downtown core—truly a wonderful place to call home.