

**110, 145 BURMA STAR Road SW**  
**Calgary, Alberta**

**MLS # A2174091**



**\$375,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	712 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** ALL FURNISHINGS & ACCESSORIES CAN BE INCLUDED!

BEAUTIFUL CURRIE BARRACKS!! So much to do and several great places to eat close by.....The Armory is right across the street from the Officer's Mess Garden. This main floor unit balcony looks right out on it and is raised for extra privacy. Wonderful open floor plan, 1 bedroom, 1 bath semi-ensuite, w/a spacious den, complete w/desk & a full wall of upper cabinets! Terrific cabinet layout in the kitchen, as well as in the impressive walk-thru, walk-in closet [complete w/a stacked washer/dryer]. Currently set up as a home office, the living room has lots of space for a big sectional, as well. All the furnishings & accessories can be included!! Central air & in floor heating are great features, too! This pet friendly, adult [18 & over]building is a must see! One titled underground parking space w/a storage locker in front of it.....A TRUE FIND.....