

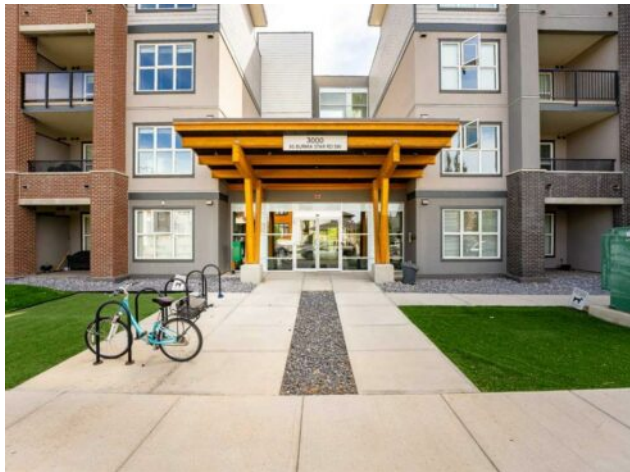


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

3301, 95 Burma Star Road SW
Calgary, Alberta

MLS # A2248872



\$345,000

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 412
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
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