



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

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3301, 95 Burma Star Road SW
Calgary, Alberta

MLS # A2264750



\$314,900

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	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		

BUILDER SALE! Looking for upgrades in a spec unit? This might be the one. Welcome to the Axxess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom unit features soaring 9-foot ceilings. Step inside to find luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The stylish kitchen showcases a modern 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 connects seamlessly to the dining area, perfect for entertaining. The spacious living room leads to a top-floor balcony with a gas BBQ line and unobstructed southern views—the perfect place to relax and enjoy breathtaking sunsets. The generously sized primary bedroom features a walk-through closet with direct access to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Just off the kitchen is a versatile nook—ideal for extra storage or a small home office setup. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker located directly in front of your parking stall. All this in a prime location—steps from Mount Royal University, walking paths, parks, shopping, and with easy access via Crowchild Trail to Marda Loop and downtown Calgary. A truly exceptional opportunity to own in one of Calgary’s most desirable communities.