# \$530,000 - 2202, 95 Burma Star Road Sw, Calgary

MLS® #A2145859

## \$530,000

3 Bedroom, 3.00 Bathroom, 1,362 sqft Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to Currie Barracks, a prestigious community blending modern living with classic charm. This exquisite townhouse offers luxury and convenience in a prime location.

Step inside to a beautifully upgraded main living area featuring quartz countertops, high-end gas stoves, stainless steel appliances, and luxury vinyl plank flooring. The open-concept design makes it perfect for both entertaining and everyday living.

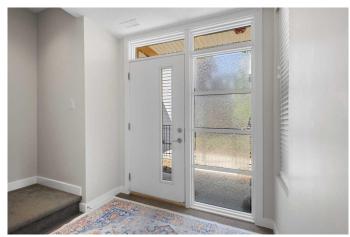
Enjoy picturesque views from the balcony, overlooking the meticulously maintained community landscaping. All utilities are included for a hassle-free experience, and double underground parking provides secure access to your vehicles. Ample double storage is conveniently attached to the parking stalls.

Situated close to Mount Royal University, Marda Loop, Westhill Mall, and downtown Calgary, this townhouse offers unparalleled convenience. Whether commuting, running errands, or seeking entertainment, everything you need is within easy reach.

Currie Barracks features tree-lined streets, parks, and green spaces, fostering a strong sense of community. Enjoy numerous amenities and recreational opportunities, from leisurely strolls to family picnics.

This townhouse is more than a home; it's





a lifestyle where modern design meets classic comfort. Don't miss the opportunity to make this stunning property your own. Book your showings today!

Built in 2019

#### **Essential Information**

MLS® # A2145859

Price \$530,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,362

Acres 0.00

Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 2202, 95 Burma Star Road Sw

Community Currie Barracks

Condo Currie Barracks Axess

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8A9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Park, Playground, Secured Parking

Parking Spaces 2

Parking Heated Garage, Underground

# of Garages 2

#### Interior

Interior Features Quartz Counters

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Front Yard

Roof Rubber, Asphalt/Gravel, Membrane

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed July 1st, 2024

Days on Market 4

Zoning DC

## **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.