

153 Burma Star Road SW
Calgary, Alberta

MLS # A2175192



\$725,000

Division:	Currie Barracks		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY NOVEMBER 2 AND SUNDAY NOVEMBER 3 FROM 1-4PM**** Discover the epitome of urban living in this distinguished townhome, nestled in the prestigious community of Currie Barracks. Offering over 2,000 sq. ft. of meticulously crafted, maintenance-free space, this fully developed residence combines modern luxury with thoughtful design. Perfectly suited for families and a great investment opportunity for rental income, this home is ideal for those who value a prime location with close proximity to MRU, downtown and a plethora of nearby conveniences. Upon entry, the main level warmly invites you into a world of sophisticated elegance. Rich hardwood floors extend throughout the open-concept space, which beautifully integrates the living, dining, and gourmet kitchen areas. This chef-inspired kitchen is a highlight, designed for seamless entertaining with pristine white cabinetry, sleek quartz countertops, high-end stainless steel appliances, and an expansive island that doubles as a social hub. Large front and rear windows flood the space with natural light, creating an inviting atmosphere that transitions effortlessly from day to night. Further enhancing the main level is a cleverly designed rear mudroom that provides additional storage with custom cabinetry and includes a wine fridge for easy hosting and entertaining. As you ascend to the upper level, you'll find two generously sized master suites, each thoughtfully equipped with its own private ensuite bath and a spacious walk-in closet. A convenient upstairs laundry area and a dedicated office nook are ideal for remote work, study, or any personal pursuits, adding another layer of functionality to this versatile home. The fully finished lower level extends the living experience with a spacious media or family room, perfect for relaxation or movie nights, alongside a

third bedroom and a full bathroom, making it ideal for guests or additional household members. Ample storage solutions are found throughout, catering to all your organizational needs. Outside, the private backyard is a true retreat, beautifully landscaped with low-maintenance synthetic turf and a deck, perfect for summer gatherings. The double detached garage provides additional convenience and rounds out this exceptional home. Central air conditioning, a water softener, and a central vacuum system enhance comfort and ease of living. Located just minutes from Mount Royal University, parks, schools, pubs, transit options, and major thoroughfares, this townhome captures the essence of vibrant inner-city living. A noteworthy mention is the two minute walk to Currie's Airport playground, soon to be equipped with a splash park, it's great for families with small children. It's a rare gem within the sought-after community of Currie Barracks, combining luxury, functionality, and a lifestyle of convenience.