

**403, 145 Burma Star Road SW**  
**Calgary, Alberta**

**MLS # A2210056**



**\$375,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	604 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ		

Welcome to this exquisite top floor one bedroom, one bathroom condo in the sought after Armory building, nestled in the vibrant Currie Barracks! This 18+ residence boasts an ideal location and a bright, open concept layout with impressive 13'5" ceilings in the living room. The kitchen is a culinary enthusiast's dream, featuring granite countertops and granite backsplash, upgraded KitchenAid appliances including a fridge with water/ice and a large farmhouse sink with generous counter space; perfect for cooking and entertaining. The unit also includes infloor heating and central air conditioning for year round comfort. Natural light pours into the space, with oversized windows framing breathtaking west facing views. The unit is equipped with Hunter Douglas window coverings, including blackout blinds for restful sleep in the bedroom. Step out onto the expansive 219 square foot balcony, complete with a BBQ gas line and a BBQ included; your own private retreat for relaxation and outdoor enjoyment. The unit includes one titled parking space and assigned storage in the heated underground parkade. Conveniently located just minutes from downtown, shopping, parks, Mount Royal University and more, this condo offers an unbeatable combination of style, comfort and location.