



# 33 Burma Star Road Calgary Alberta

\$799,900

Welcome home! Discover unparalleled luxury in this third floor southwest-facing corner unit in the prestigious "Overture at Currie Barracks" complex. Built by Jayman Modus and designed by Jenkins Architecture, this complex defines upscale city living! This residence has been meticulously maintained by its original owner, and boasts 2 spacious bedrooms, den, and 2 spa-inspired bathrooms, in 1,382 square feet of living space, with extraordinary views from every room! This condominium unit comes with 2 titled underground parking stalls and 1 titled storage locker (in the heated underground parkade)! This bright and open-concept floorplan is enhanced by 10 foot ceilings, 8 foot interior solid-core doors, and exquisite features such as central air conditioning, dual pane low-E windows with Argon for energy efficiency, five-inch planked engineered solid hardwood and tile flooring, quartz waterfall countertops, top-of-the-line stainless steel KitchenAid appliance package (built-in gas stovetop, built-in convection oven, fridge with water/ice), extensive soft-close cabinetry, natural gas fireplace, high-end window treatments on the floor-to-ceiling windows, and large in-suite laundry room with a sink, storage and counter space. The large and luxurious primary bedroom showcases a private west-facing balcony, an ensuite with 10mm glass walk-in shower, deep soaker tub, and dual vanities, and a sprawling walk-in closet. The second bedroom is sizeable and has a walkthrough closet to a cheater-ensuite. The den is complete with a built-in desk and storage. Enjoy breathtaking, unobstructed mountain and city views from 2 private balconies - one facing south off of the kitchen (with natural gas BBQ hookup) and the other facing west off of the primary bedroom. This elite building is secure, well-managed, and pet-friendly! Near to all local amenities! Don't miss out on your opportunity...

3pc Bathroom 7.42 Ft x 10.00 Ft  
5pc Bathroom 9.83 Ft x 9.75 Ft  
Bedroom 11.08 Ft x 13.58 Ft  
Dining room 12.25 Ft x 8.33 Ft  
Foyer 7.42 Ft x 7.17 Ft  
Kitchen 13.25 Ft x 22.00 Ft

Laundry room 5.33 Ft x 8.75 Ft  
Living room 12.25 Ft x 15.25 Ft  
Den 5.08 Ft x 8.67 Ft  
Primary Bedroom 13.83 Ft x 16.17 Ft  
Other 11.83 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca