



155 Burma Star Road Calgary Alberta

\$695,000

Welcome to Your Dream Home in Currie Barracks! This beautifully designed 3-bedroom, 3.5-bathroom townhome offers over 2,000 sq. ft. of developed living space and combines modern luxury with an unbeatable location. Situated in the heart of Currie Barracks, this home is surrounded by scenic walking paths, children's parks, and dog-friendly areas. Families will appreciate the proximity to top-rated schools, including Clear Water Academy, Rundle Academy, Lycee Louis Pasteur, and Master's Academy. You'll love the convenience of being just a short drive or bike ride to the trendy Marda Loop shopping district, offering a variety of boutiques, cafes, and restaurants. With quick access to Downtown Calgary, you're never far from the city's core amenities and attractions. This vibrant neighbourhood exudes a unique blend of modern living and historical charm, featuring beautifully landscaped streets and a welcoming community atmosphere. Step inside to discover an open-concept main floor filled with natural sunlight, thanks to large windows and a thoughtful layout. The living and dining areas flow seamlessly into the chef-inspired kitchen, which boasts quartz counter-tops, a designer tile back-splash, custom cabinetry, and premium stainless-steel appliances. Elegant designer lighting adds a sophisticated touch throughout. Upstairs, you'll find double master suites with spa-like ensuites and generous closets. A functional office nook in the upper hallway provides the perfect space for work or study. The fully developed basement is an entertainer's dream, complete with a movie room featuring a 4K Epson projector and full-wall screen, a functional bar area, and a cozy third bedroom (custom Murphy Bed) with an adjoining full bath. Step outside to your private backyard oasis, complete with low-maintenance landscaping, a custom deck area, and access to your single-car garage (additional ...

Family room 4.85 M x 4.50 M
 Bedroom 4.47 M x 3.68 M
 3pc Bathroom 2.23 M x 1.50 M
 Storage 2.64 M x 2.26 M
 Foyer 2.34 M x 1.27 M
 Kitchen 4.19 M x 2.82 M

Other 1.88 M x 1.65 M
 Primary Bedroom 3.99 M x 3.33 M
 Other 5.08 M x 1.20 M
 3pc Bathroom 2.72 M x 1.50 M
 Bedroom 3.63 M x 3.33 M
 Other 2.41 M x 1.20 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.meinzerjames.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Living room 5.36 M x 3.33 M

Dining room 4.01 M x 2.39 M

2pc Bathroom 1.65 M x 1.50 M

4pc Bathroom 2.72 M x 1.50 M

Other 1.80 M x 1.02 M

Laundry room 1.20 M x 1.07 M