



## 95 Burma Star Road Calgary Alberta

\$599,000

Welcome to the sought-after community of Currie Barracks. Priced under \$600k, this home is a rare find, complete with premium features. Upon arrival, you'll notice its charming exterior and gated patio, which offers a peek into the private courtyard beyond. This outdoor space sets the stage for relaxation, offering a peaceful retreat right at your doorstep. Inside, you're greeted by a spacious, stylish kitchen that showcases European-inspired design elements such as ample cabinetry, a marble tile backsplash, and modern LED lighting under the cabinets. Outfitted with high-end stainless steel appliances, including a gas stove, this kitchen is a dream for any home chef. The living area, with its bright southeast exposure, is bathed in natural light, creating a warm, inviting atmosphere. Step onto the balcony to enjoy your morning coffee or host a barbecue, while soaking in the surrounding views. Upstairs, you'll find three well-appointed bedrooms, including a generous primary suite with an ensuite bathroom featuring dual sinks for added convenience. The laundry is conveniently located on this level, simplifying chores and giving you more time to relax. On the lower level, a fully finished basement offers versatile space for entertainment or hosting guests. The spacious layout lends itself to endless possibilities, even as a separate living area ideal for rental income. This home also includes practical amenities, such as two titled underground parking spaces and storage lockers for added security and convenience. With air conditioning, you'll stay comfortable year-round, and condo fees cover heating, water, and gas for added ease. Located near Mount Royal University and a variety of shops and restaurants, with easy access to downtown, this home offers both convenience and tranquility. In short, this townhome represents modern living at its best with a stylish design, ...

4pc Bathroom 4.92 Ft x 7.42 Ft

4pc Bathroom 7.92 Ft x 6.92 Ft

Bedroom 8.42 Ft x 10.75 Ft

Bedroom 11.33 Ft x 11.33 Ft

Primary Bedroom 11.33 Ft x 14.25 Ft

Other 5.08 Ft x 8.67 Ft

4pc Bathroom 8.67 Ft x 5.42 Ft

Recreational, Games room 19.33 Ft x 18.67 Ft

2pc Bathroom 3.58 Ft x 7.25 Ft

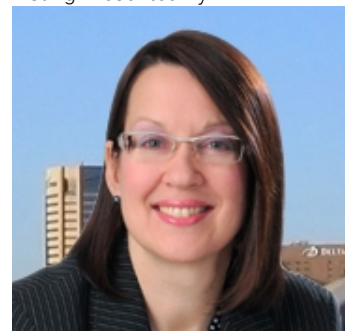
Dining room 9.08 Ft x 11.75 Ft

Kitchen 12.83 Ft x 16.33 Ft

Living room 10.33 Ft x 15.25 Ft

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Listing Presented By:



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