



## 136 Burma Star Road Calgary Alberta

\$675,000

OPEN HOUSE: March 15 & 16, 12-2pm. FRONT PORCH | FENCED BACKYARD | PRIVATE DOUBLE GARAGE | 9' CEILINGS | QUARTZ COUNTERS | HARDWOOD FLOORS | UPPER LAUNDRY This beautifully designed townhome by award-winning Avi Urban blends classic charm with modern convenience in the heart of Currie Barracks, just minutes from downtown. The timeless brick exterior, front porch, and character windows set the stage for a home that feels both warm and sophisticated. Inside, rich wide-plank hardwood floors flow throughout the open main level, where the spacious living and dining areas seamlessly connect to a gourmet kitchen featuring quartz countertops, abundant cabinetry, a stylish tiled backsplash, and stainless steel appliances. Thoughtful details like a main-floor powder room and a mudroom add everyday functionality. Upstairs, two generously sized bedrooms each offer private ensuites and walk-in closets, and includes upper laundry to enhance convenience. The unfinished basement provides endless possibilities for customization, whether you envision a media room, home gym, or guest suite. Outside, a sunny west-facing backyard with a deck offers a private retreat, while the double detached garage ensures ample parking and storage. With parks, schools, restaurants, and Mount Royal University just steps away—and a splash park at the nearby Currie Airport playground—this townhome is the perfect fit for those seeking a vibrant yet peaceful inner-city lifestyle. (id:6769)

Primary Bedroom 11.08 Ft x 11.08 Ft

Bedroom 10.92 Ft x 11.25 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room 3.67 Ft x 3.42 Ft

Other 6.25 Ft x 4.08 Ft

Living room 11.00 Ft x 14.00 Ft

Dining room 11.58 Ft x 9.75 Ft

Other 5.67 Ft x 5.42 Ft

2pc Bathroom Measurements not available

Kitchen 9.33 Ft x 11.58 Ft

Listing Presented By:



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