

**1403, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2239766



\$410,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	710 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Experience elevated urban living in this TOP FLOOR SUITE located in the sought-after Axxess building, nestled in the vibrant community of Currie Barracks. Bathed in west-facing light, this contemporary unit impresses with SOARING 12-FOOT CEILINGS and oversized windows that flood the space with sunshine. Stylish luxury vinyl plank floors lead you through the open-concept layout, where a sleek chef's kitchen awaits — featuring a striking blend of white and dark cabinetry, quartz countertops, stainless steel appliances including a gas stove, and a statement tile backsplash. The kitchen seamlessly connects to the dining area and spacious living room, which opens to a private balcony — the ideal sunset-viewing spot, complete with a gas BBQ hookup and sweeping westward vistas. Stay comfortable year-round with central A/C. The primary bedroom offers a peaceful retreat with a walk-through closet and direct access to a spa-inspired 4-piece bathroom showcasing a deep soaker tub, quartz counters, and tiled flooring. A second room across the hall offers flexibility for a home office, guest room, or creative studio. Additional highlights include in-suite laundry, titled underground parking with a convenient car wash bay, and a secure storage locker. Located just steps from Mount Royal University, parks, walking trails, and historic landmarks, with easy access to Marda Loop, Crowchild Trail, and downtown. This turnkey penthouse is a rare opportunity in an unbeatable location!