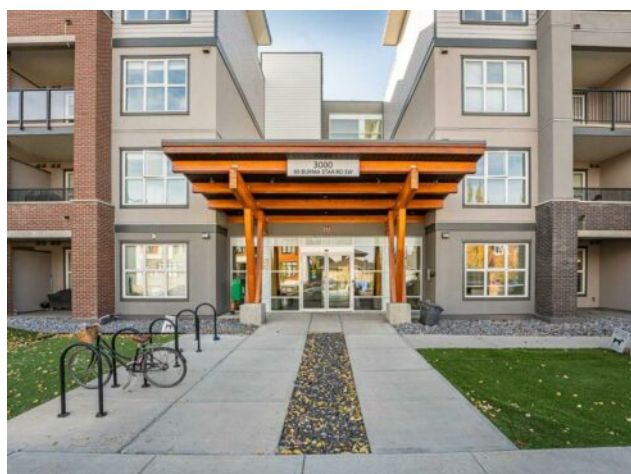


**3122, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2276884**



# \$309,900

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 412
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

SHOWHOME with PREMIUM finishes for sale! Looking for a move-in ready home with premium upgrades? This might be the one. Welcome to the Axess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom ground-floor unit features 9-foot ceilings, luxury vinyl plank flooring, and a private patio with direct access to landscaped green space—perfect for morning coffee or evening relaxation. The modern kitchen showcases a stylish blend of white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. The spacious living room flows seamlessly to the patio, offering a great indoor-outdoor living experience. The primary bedroom features a walk-through closet with direct access to a 4-piece bathroom complete with quartz countertops, tile flooring, and a soaker tub. A versatile nook off the kitchen provides the perfect space for a home office or extra storage. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker conveniently located in front of your stall. All this in a prime location—steps from Mount Royal University, parks, shops, and walking paths, with easy access to Marda Loop and downtown via Crowchild Trail. Contact your favorite realtor today!