

# \$375,000 - 403, 145 Burma Star Road Sw, Calgary

MLS® #A2210056

**\$375,000**

1 Bedroom, 1.00 Bathroom, 604 sqft

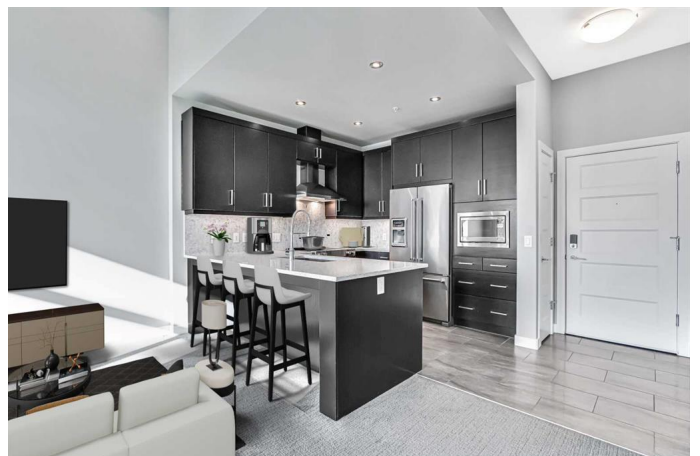
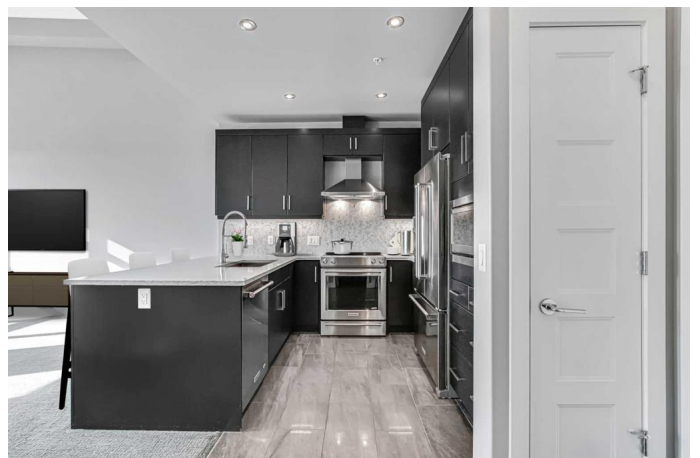
Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to this exquisite top floor one bedroom, one bathroom condo in the sought after Armory building, nestled in the vibrant Currie Barracks! This 18+ residence boasts an ideal location and a bright, open concept layout with impressive 13'5" ceilings in the living room. The kitchen is a culinary enthusiast's dream, featuring granite countertops and granite backsplash, upgraded KitchenAid appliances including a fridge with water/ice and a large farmhouse sink with generous counter space; perfect for cooking and entertaining. The unit also includes infloor heating and central air conditioning for year round comfort. Natural light pours into the space, with oversized windows framing breathtaking west facing views. The unit is equipped with Hunter Douglas window coverings, including blackout blinds for restful sleep in the bedroom. Step out onto the expansive 219 square foot balcony, complete with a BBQ gas line and a BBQ included; your own private retreat for relaxation and outdoor enjoyment. The unit includes one titled parking space and assigned storage in the heated underground parkade. Conveniently located just minutes from downtown, shopping, parks, Mount Royal University and more, this condo offers an unbeatable combination of style, comfort and location.

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210056          |
| Price          | \$375,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 604               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 403, 145 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E8A8                      |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Underground                                                    |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                                   |
| # of Stories      | 4                                                                                                                             |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Gas Grill    |
| Construction      | Brick, Concrete, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 7                |
| Zoning         | DC               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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