

**203, 145 Burma Star Road SW
Calgary, Alberta**

MLS # A2229873



\$339,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Here's your chance to get into The Armory, a premium complex built by award winning Cove Properties within the characterful & highly desirable community of Currie Barracks. This spacious 604 sq ft, 1 bedroom unit is sure to impress with its smartly designed layout that maximizes the space provided & emphasizes functionality. As you step in, be drawn to the well-equipped kitchen offering plenty of ceiling height shaker cabinetry, quartz countertops (also in bathroom), full-size stainless-steel appliances, & a built-in full length breakfast bar that is ready for any occasion. Nearby, the inviting & roomy living area is ideal for entertaining & relaxing, which pairs nicely with the massive covered balcony (238 sq ft) that spans the width of the unit; providing ample room for a full-size table, BBQ, & even patio furniture! From here, enjoy the views of the lovely manicured courtyard below & the unique surrounding community ambiance that this location offers. Feel comfortable & rejuvenated having tall 9' ceilings complimented by plenty of natural light from the sunny West exposure coming through the large windows. The well sized master bedroom will pamper you with enough space for nightstands on each side, while a sleek full 4-piece ensuite (w/ jack & jill access), walkthrough closet, & stacked laundry are all close by to complete the package. Important features include; central AC, BBQ gas hook up, in floor heating, brand new high quality carpet flooring, fresh paint throughout, a titled heated underground parking spot (w/ built in cage storage in front), & window blinds already done. Beyond the home, make use of the bike storage in the building while being spoiled having the amenities of Currie Barracks (Alexandra Park, Wild Rose Brewery, Veranda at the Stables craft restaurant, & Peak Fitness YYC) & Mount Royal University (& its rec facilities) a short walk away.

Enjoy the unbeatable convenience of having the best that the vibrant streets of Marda Loop has to offer along with having walking paths/green spaces/North Glenmore Park, Downtown, Rockyview Hospital, transit, Crowchild Tr, Glenmore Tr, & Stoney Tr all nearby. Perfect for a diverse range of buyers or those looking to add a solid piece to their investment portfolio; come view this well-rounded condo today!