

\$580,000 - 113, 145 Burma Star Road Sw, Calgary

MLS® #A2105408

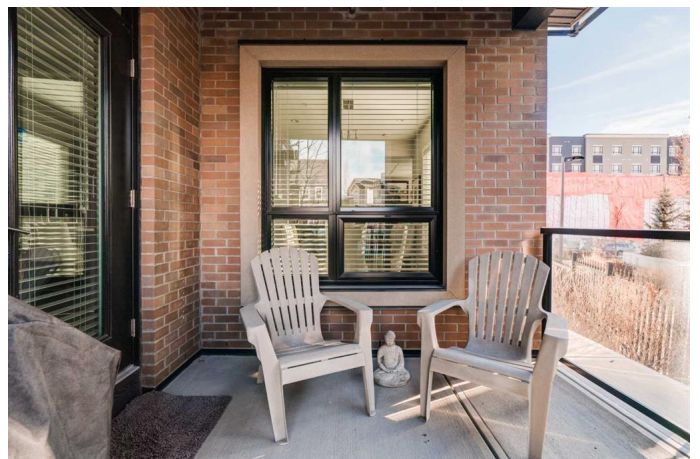
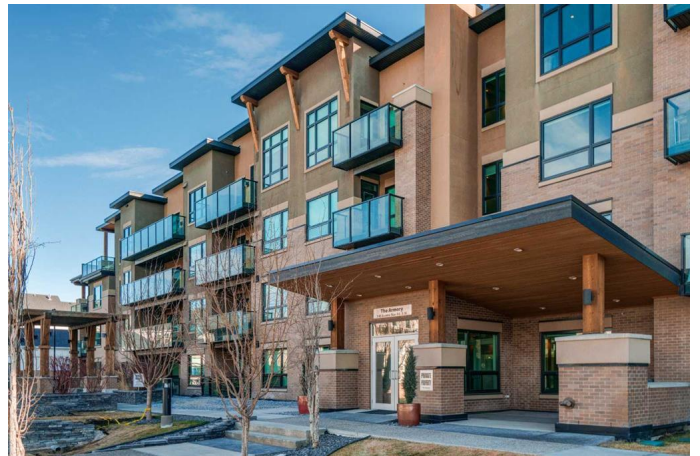
\$580,000

2 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to the Armory! Seize the rare opportunity to own a main floor corner unit in one of the best adult-only complexes in the Currie Barracks! Previously showcased as the show suite, this residence boasts the largest floor-plan and prime location in the building, featuring numerous upgrades. This spacious 2-bedroom + den layout offers serene views of the quiet green area, sharing only one common wall with another unit. A distinctive feature is the hardwood flooring that spans throughout, setting this unit apart from others. The interior finishes are of exceptional quality, with 9-foot ceilings providing an open atmosphere and massive windows allowing natural light to flood the space. The thoughtfully laid-out kitchen comes with an upgraded appliance package, offering ample counter space, full-height cabinetry, a central island, quartz counters, and an abundance of storage. The adjacent living room, complete with a gas fireplace, creates a cozy space to unwind, with oversized windows framing tranquil views. The dining room, encased in windows, exudes casual elegance and provides plenty of room for entertaining. The primary bedroom boasts walk-through closets leading to an ensuite with a makeup counter, upgraded floor tiles, and an oversized shower. The second bedroom, located on the opposite side of the unit, is connected to a 4-piece bathroom and den offering a quiet space for a home office. Step onto the private patio complete with gas line to relax and enjoy your



morning coffee or an evening BBQ. The unit comes with secured underground parking, additional storage, and bike storage. Situated in the historic community of Currie Barracks, The Armory offers a central location with nearby restaurants, walking paths, parks, and green spaces, all within a 10-minute commute to downtown. This premium unit checks all the boxes, inviting you to see for yourself and truly appreciate this gem!

Built in 2015

Essential Information

MLS® #	A2105408
Price	\$580,000
Sold Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,179
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	113, 145 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A8

Amenities

Amenities	Elevator(s), Park, Secured Parking, Visitor Parking
Parking Spaces	1

Parking Underground

Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,
Refrigerator, Washer

Heating In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Other

Construction Stone, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed February 4th, 2024

Date Sold April 3rd, 2024

Days on Market 59

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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