

\$669,000 - 306, 33 Burma Star Road Sw, Calgary

MLS® #A2142877

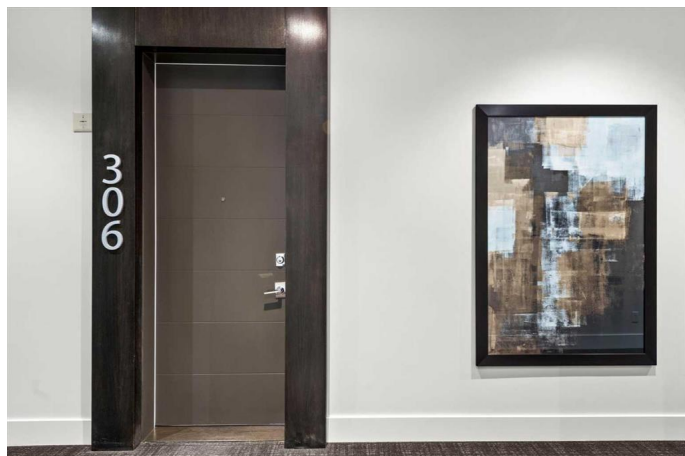
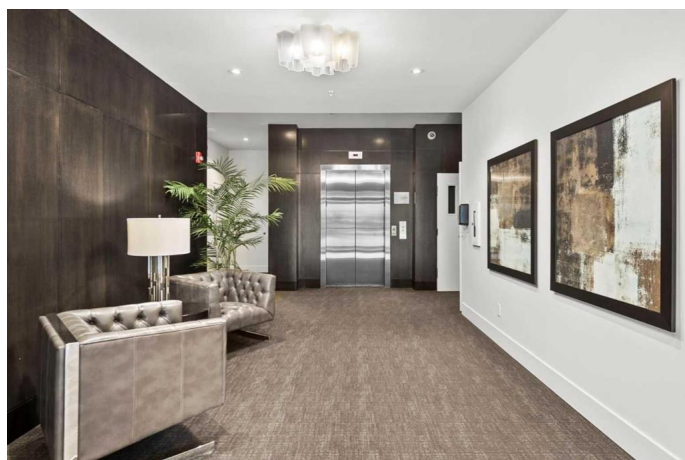
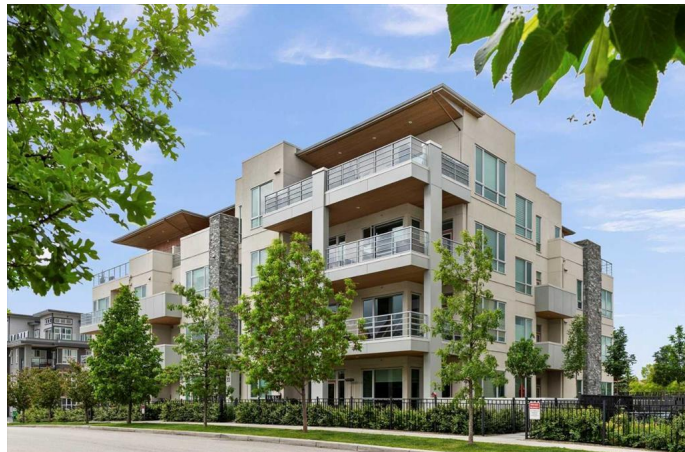
\$669,000

2 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Luxurious 2 bedroom/2 bathroom/2 titled parking unit in coveted Overture boutique condominium building located in the heart of Currie Barracks. Built by Jayman Homes and finished to highest standards with 10ft ceilings, solid core doors, floor to ceiling windows, central air conditioning, hardwood flooring, private balcony, and fantastic open layout perfect for entertaining. The impressive kitchen features a spacious quartz waterfall island with breakfast bar, premium Kitchenaid appliance package with 5 burner gas cooktop, hood vent, convection wall oven, dishwasher and built-in microwave, soft close drawers, full-height glass tile backsplash. The open living and dining area is ideal for entertaining family and friends, offering a seamless flow and an inviting atmosphere. The custom feature wall with gas fireplace creates a sense of elegance and warmth to the area - and can be appreciated by all main living spaces. The spacious deck is private with solid walls and offers a gas BBQ hookup. The primary bedroom is a serene retreat, large enough for a king bedroom set and offers secondary access to the patio. Featuring generous closet space and a decadent ensuite bath with double vanities, a standalone soaker tub, and oversized shower with 10mm glass. The second bedroom is also a good size - perfect for roommates, guests or a home office. The dedicated laundry room hosts a top quality Maytag laundry center, sink, and extensive storage and folding areas. This unit also



comes with two side-by-side titled heated underground parking stalls and a titled secure storage locker. Nestled on a quiet street in the highly desirable community of Currie Barracks, this home will appeal to discerning buyers looking for the perfect blend of elegance, comfort and convenience in a premium well-managed building. Location, Layout and Finishings - this condo has it all!

Built in 2015

Essential Information

MLS® #	A2142877
Price	\$669,000
Sold Price	\$657,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	306, 33 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7Y9

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2

Parking	Secured, Side By Side, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Flat
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 10th, 2024
Days on Market	6
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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