

\$849,900 - 301, 11 Burma Star Road Sw, Calgary

MLS® #A2150361

\$849,900

2 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Live luxuriously in this 1,535 square foot CORNER UNIT with 10-foot ceilings and high-end finishes. This 3-bathroom, 2-bedroom PLUS DEN unit has been meticulously maintained by the original owner and is ready for its next resident. The bright and open-concept floor plan offers expansive north and west-facing windows with custom Hunter Douglas blinds. The hardwood flooring throughout and warm colour scheme make this home modern and inviting. The chef's kitchen features ample storage and room for hosting around the large quartz island. Stainless steel Kitchen-Aid appliances include a built-in oven, microwave and a 5-burner gas cooktop. Enjoy coffee in the morning or dinner at sunset on your wrap-around, 300-square-foot balcony. One access point from the living room and one off the kitchen make it the perfect setup for cooking on your natural gas BBQ. The primary bedroom, just off the living room is a true oasis. With plenty of space for a king-sized bed, a large walk-in closet with custom storage solutions, and a 5-piece ensuite bathroom featuring a stand-alone tub and shower, water closet and dual sinks! Bedroom two is a perfect lounge room, office or guest space with its attached 3-piece ensuite bathroom! Stay cool in the summer with CENTRAL AIR CONDITIONING and warm and cozy in the winter next to the gas fireplace. You won't run out of storage with a full laundry room with upper cabinets and loads of counter space plus an additional storage locker in the



parkade where youâ€™ll also find your TWO TITLED UNDERGROUND parking stalls. This building is secure, well-managed, pet-friendly and luxurious throughout the common areas - youâ€™ll feel right at home. The vibrant community of Currie Barracks has it all, picturesque streets and greenspaces, great access to the city's main thoroughfares all while being nestled into a quiet inner-city neighbourhood! Make sure to check out the walkable amenities like Wild Rose Brewery, Burwood Distillery, Veranda restaurant, and The Inn.

Built in 2015

Essential Information

MLS® #	A2150361
Price	\$849,900
Sold Price	\$867,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 11 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7Y9

Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	2
Parking	Side By Side, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped
Roof	Tar/Gravel
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 21st, 2024
Date Sold	July 26th, 2024
Days on Market	5
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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