



**3215, 95 Burma Star Road SW, Calgary, Alberta - \$345,900**



Main Photo

## Property Description

**BUILDER SALE!** Looking for upgrades in a spec unit? This might be the one.

Welcome to the Axess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom unit features soaring 9-foot ceilings and a south-facing view overlooking lush greenery. Step inside to find luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The stylish kitchen showcases a modern blend of crisp white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. An open counter connects seamlessly to the dining area, perfect for entertaining. The spacious living room leads to a top-floor balcony with a gas BBQ line and unobstructed southern views—the perfect place to relax and enjoy breathtaking sunsets. The generously sized primary bedroom features a walk-through closet with direct access to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Just off the kitchen is a versatile nook—ideal for extra

storage or a small home office setup. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker located directly in front of your parking stall. All this in a prime location—steps from Mount Royal University, walking paths, parks, shopping, and with easy access via Crowchild Trail to Marda Loop and downtown Calgary. A truly exceptional opportunity to own in one of Calgary's most desirable communities.

## REALTOR Referral

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*Courtesy Of: eXp Realty*



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