# \$259,900 - 2309, 95 Burma Star Road Sw, Calgary

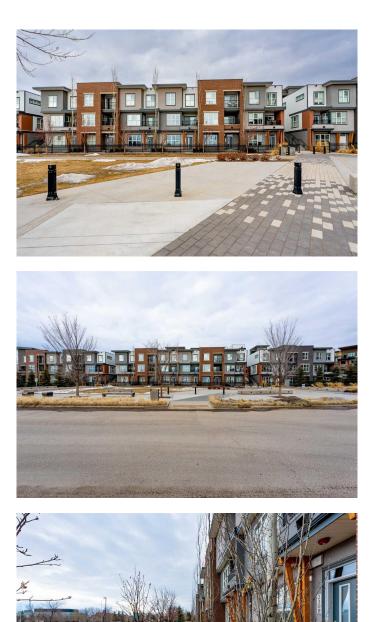
MLS® #A2189324

#### \$259,900

1 Bedroom, 1.00 Bathroom, 473 sqft Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

LOW CONDO FEE AND HEALTHY **RESERVE FUND.** Welcome to your new home nestled in the vibrant community of Currie Barracks! This delightful 472-square-foot apartment is intelligently designed to maximize space, making it ideal for first-time homebuyers entering the real estate market or investors expanding their portfolios. The efficient layout includes a private front porch for enjoying your morning coffee or unwinding in the evening. Built with durable concrete, the unit ensures excellent soundproofing and energy efficiency. The modern kitchen features gas appliances and quartz countertops, adding a touch of luxury to your daily routine, while condo fees covering some major utilities provide long-term savings. Although there is no standard bedroom, approximate dimensions of a potential sleeping area are provided, with many residents opting for dividers or curtains for privacy; this area is included in the overall living space measurements. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks combines urban convenience with suburban tranquility. The community offers parks, amenities, and local shops, making it a prime location with high rental demand and strong potential for appreciation. Don't miss the chance to own this versatile and inviting homeâ€"schedule your viewing today with your favorite agent!



Built in 2016

### **Essential Information**

MLS® #	A2189324
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	473
Acres	0.00
Year Built	2016
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

Address	2309, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E8A9

#### Amenities

Amenities	Bicycle	Storage,	Dog	Park,	Playground,	Secured	Parking,	Snow
	Remova	al, Trash, V	'isitor I	Parking				
Parking	Off Stree	et						

#### Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters				
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,				
	Washer/Dryer, Window Coverings				
Heating	Baseboard				
Cooling	None				
# of Stories	3				

#### Exterior

Exterior Features	BBQ gas line
Construction	Concrete

#### **Additional Information**

Date ListedJanuary 22nd, 2025Days on Market100ZoningDC

#### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.