

# \$449,900 - 3117, 95 Burma Star Road Sw, Calgary

MLS® #A2236191

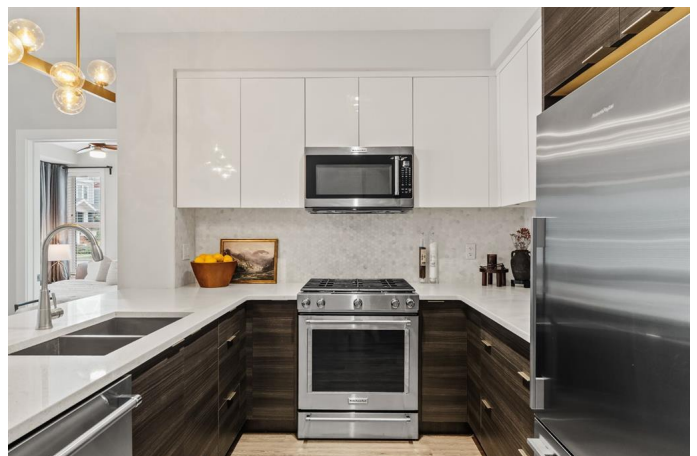
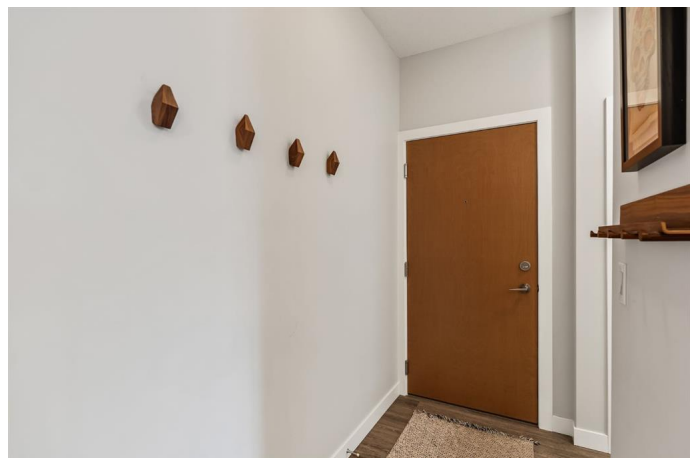
**\$449,900**

2 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to this exquisite condo in the highly sought-after Currie Barracks community, where modern luxury meets historical charm. This beautifully designed corner unit offers 940 square feet of open-concept living space, featuring high-end finishes and contemporary styling throughout. The gourmet kitchen is a chef's dream, boasting sleek quartz countertops, two toned cabinetry, marble backsplash and stainless steel appliances including a gas range in addition to a spacious breakfast bar perfect for entertaining. The living area is bathed in natural light from large windows, offering a warm and inviting atmosphere. Step out onto your private patio to enjoy your morning coffee or unwind with a glass of wine in the evening. The primary bedroom is a serene retreat, complete with a walk-in closet and a luxurious ensuite bathroom featuring dual vanities, an oversized glass-enclosed shower and separate soaker tub. An additional bedroom connected by a stylish second bathroom provides plenty of space for guests or a home office. This condo also includes in-suite laundry, ample storage and a titled underground, heated parking space with an additional storage locker. Residents of this exclusive building enjoy access to a welcoming lobby, bicycle storage, car wash bay and beautifully landscaped outdoor spaces. Located just minutes from downtown Calgary, Currie Barracks offers a perfect blend of urban convenience and suburban tranquility. Enjoy easy access to



parks, walking paths, shopping, dining, and top-rated schools. This is an incredible opportunity to own a piece of one of Calgary’s most vibrant and historic communities. Don’t miss your chance to call this stunning condo your new home!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236191          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 940               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3117, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

**Amenities**

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Gazebo, Park, Secured Parking, Snow Removal, Trash, Visitor Parking, Car Wash |
| Parking Spaces | 1                                                                                                           |
| Parking        | Parkade, Stall, Underground                                                                                 |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Quartz |
|-------------------|----------------------------------------------------------------------|

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
|              | Counters, Storage, Walk-In Closet(s)                                                            |
| Appliances   | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Baseboard                                                                                       |
| Cooling      | None                                                                                            |
| # of Stories | 4                                                                                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other, Private Entrance         |
| Roof              | Asphalt                         |
| Construction      | Brick, Composite Siding, Stucco |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 10             |
| Zoning         | DC             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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