

# \$474,900 - 106, 33 Burma Star Road Sw, Calgary

MLS® #A2257105

**\$474,900**

1 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.00 Acres

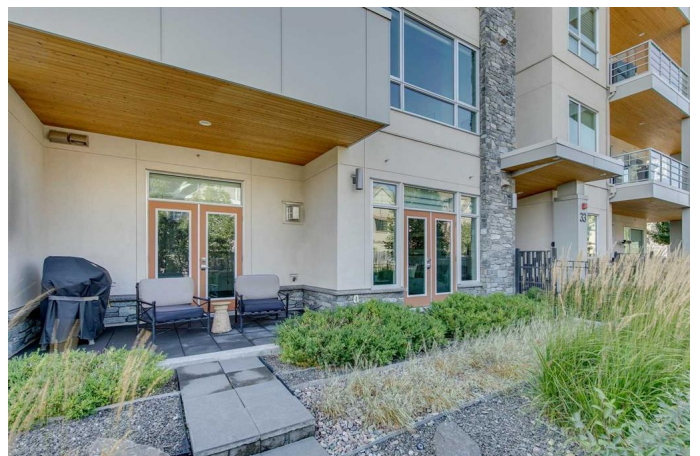
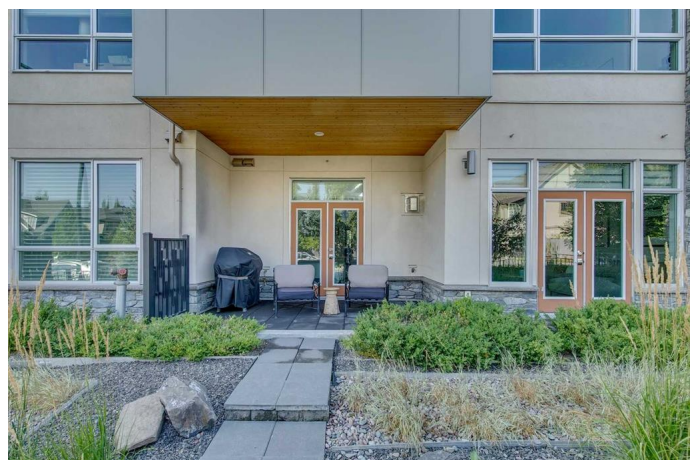
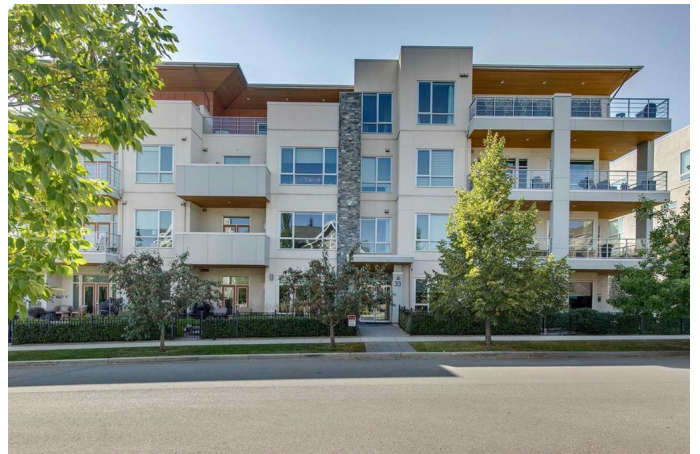
Currie Barracks, Calgary, Alberta

Step into refined living with this stunning main-floor corner residence in the highly sought-after Overture at Currie Barracks. Renowned for setting the benchmark in luxury condo living, this exclusive address combines sophisticated design, high-end finishes, and a location that truly stands apart.

From the moment you enter, you'll be captivated by the airy open-concept design, soaring 10' ceilings, and expansive windows that flood the space with natural light. The gourmet kitchen is a showpiece, featuring a quartz waterfall island, custom wood cabinetry, a built-in convection oven, 36" gas cooktop, and premium KitchenAid appliances. Whether entertaining or enjoying a quiet evening, the spacious living area with wide-plank hardwood floors and a sleek tile-surround gas fireplace sets the perfect ambiance.

The bedroom is a serene retreat with direct access to your private patio, a walk-through custom closet, and a spa-inspired bath complete with a deep soaker tub and waterfall showerhead. Every detail has been carefully curated—remote-controlled blinds, built-in speakers wired for sound, oversized 8' doors, and elegant 6" baseboards all elevate the living experience.

Additional highlights include in-suite laundry, central heating and cooling, a BBQ gas line on your patio, and a titled heated underground parking stall with a generous storage unit just steps from the entrance.



Set directly across from luxury single-family homes, this residence offers the best of both worlds—an upscale community feel with unbeatable inner-city convenience. This is more than a condo. It's a lifestyle upgrade. Welcome to Overture. OPEN HOUSE SATURDAY SEPTEMBER 20 between 1:00 and 4:00 pm.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257105          |
| Price          | \$474,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 806               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 106, 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                             |
| Parking Spaces | 1                                                                      |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Stall, Titled, Underground |
| # of Garages   | 1                                                                      |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings  |
| Heating           | Fan Coil, Fireplace(s), Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Gas, Great Room, Tile                                                                                                                                                               |
| # of Stories      | 4                                                                                                                                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Flat            |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 6                    |
| Zoning         | DC                   |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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