

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

MLS® #A2233070

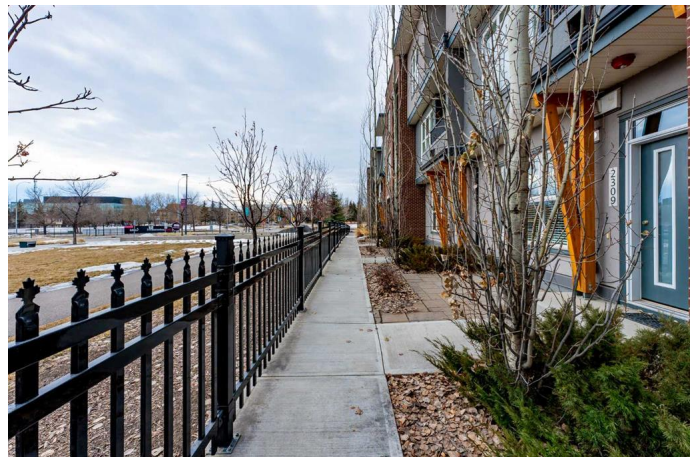
**\$259,900**

1 Bedroom, 1.00 Bathroom, 473 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new home in the vibrant community of Currie Barracks! This charming 472-square-foot apartment is thoughtfully designed to maximize every inch of space, making it an excellent option for first-time homebuyers or investors looking to grow their portfolio. The smart layout includes a private front porch—perfect for enjoying your morning coffee or relaxing in the evening. Constructed with durable concrete, the unit offers exceptional soundproofing and energy efficiency. Inside, the modern kitchen is equipped with gas appliances and quartz countertops, adding a touch of everyday luxury. Plus, condo fees cover some major utilities, offering valuable long-term savings. While there is no enclosed bedroom, approximate dimensions for a potential sleeping area are provided. Many residents opt for room dividers or curtains to create privacy, and this space is included in the overall square footage. Additional features include underground heated parking, a separate storage locker, bike storage, and access to a shared car wash. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks blends urban convenience with suburban tranquility. With nearby parks, amenities, and local shops, the area boasts high rental demand and strong potential for appreciation. Don't miss your chance to own this stylish, versatile home—schedule your viewing today with your favorite agent!



Built in 2017

## Essential Information

MLS® #	A2233070
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	473
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

## Community Information

Address	2309, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A9

## Amenities

Amenities	Car Wash, Playground, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	1

## Exterior

Exterior Features	BBQ gas line, Private Entrance
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Construction      Concrete

### **Additional Information**

Date Listed      June 20th, 2025

Days on Market      23

Zoning      DC

### **Listing Details**

Listing Office      eXp Realty

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