

# \$469,900 - 3106, 95 Burma Star Road Sw, Calgary

MLS® #A2217639

**\$469,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

LOW CONDO FEE's and HEALTHY RESERVE FUND. Welcome to your new Home! This 2-bedroom, 2-bathroom corner unit on the first floor in the sought-after Currie Barracks community. Bathed in natural light with 9-foot ceilings, this home exudes elegance and spaciousness. The primary suite is a true retreat, featuring double vanities, a separate deep soaker tub, a stand-up shower, and ample space for a king-sized bed. The walk-in closet provides generous storage. The second bedroom, situated on the opposite side of the unit, offers a beautiful ensuite with dual access, ensuring privacy and convenience. Culinary enthusiasts will fall in love with the phenomenal kitchen, which boasts two-toned white and espresso cabinetry, a marble backsplash, and stunning quartz countertops. The upgraded appliances, including a gas range, make cooking a delight. The fresh and neutral color palette throughout the home offers endless possibilities for personalization. Furthermore, this unit comes with an AC wall unit which would keep you cool during the hot summers. South facing back yard and an AC, sounds like a dream come true. There is also a gas line in the patio area, easy to hook up a BBQ. This unit also includes a titled heated underground parking stall with additional storage space, 26 underground visitor parking spaces, a car wash bay, and a pet-friendly policy. The surrounding amenities are impressive, with parks, pathways, a dedicated dog park, pubs, restaurants, and convenient



access to shopping and downtown, just a 7-minute drive away. Plus, Mount Royal University is only a short walk from your doorstep. Don't miss out on this opportunity, book a showing with your favorite agent today!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217639          |
| Price          | \$469,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 956               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3106, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E8A9                      |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Dog Park, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Car Wash, Storage |
| Parking Spaces | 1                                                                                                   |
| Parking        | Underground                                                                                         |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------|

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Baseboard                                                                               |
| Cooling      | Rough-In                                                                                |
| # of Stories | 4                                                                                       |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line                |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Concrete, Wood Frame |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |
| Zoning         | DC            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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