

# \$345,000 - 3301, 95 Burma Star Road Sw, Calgary

MLS® #A2248872

**\$345,000**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

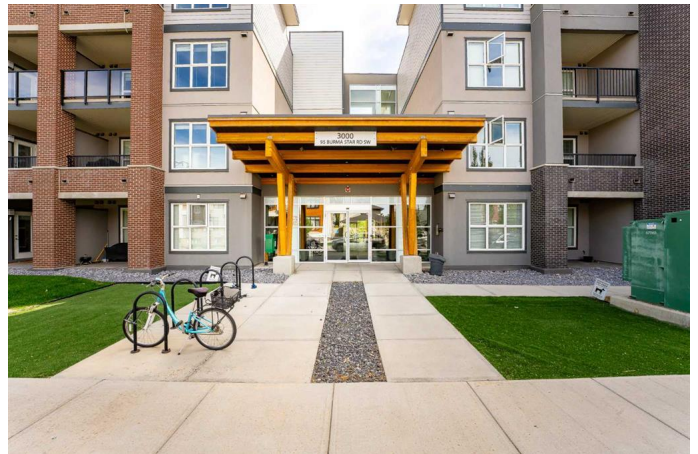
Located in the desired community of Currie Barracks, directly across from Mount Royal University, this third-floor apartment offers a blend of comfort and convenience. The brick and stucco exteriors provide appealing curb appeal, complemented by a private balcony and a landscaped courtyard. Inside, you'll find high 9' ceilings that make the living space feel open and airy. The master bedroom includes a walk-in closet and a bathroom with porcelain flooring tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the convenience. The apartment features soundproof wood plank flooring in the living areas, a functional European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-counter lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking stall in the heated underground parking area. The location is a mere 7-minute drive to downtown and the West Hills Shopping Center. This apartment offers a comfortable and convenient living experience. Schedule a viewing today to see it for yourself

Built in 2017

## Essential Information

MLS® # A2248872

Price \$345,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 615               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3301, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

### Amenities

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

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 4                                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 16th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 16 |
| Zoning         | DC |

**Listing Details**

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

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