

# \$489,900 - 3117, 95 Burma Star Road Sw, Calgary

MLS® #A2210536

**\$489,900**

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® #	A2210536
Price	\$489,900
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, Car Wash, Elevator(s), Gazebo, Park, Secured Parking, Snow Removal, Trash, Visitor Parking
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	April 17th, 2025
Days on Market	58
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.