

# \$409,000 - 3304, 95 Burma Star Road Sw, Calgary

MLS® #A2239265

**\$409,000**

2 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome home to 95 Burma Star Road SW #3304—your private sanctuary in the heart of Calgary’s most dynamic community! Discover contemporary elegance in this executive 2 bedroom + 1 bath residence, perfectly situated in Calgary’s coveted Currie Barracks enclave. Showcasing brick and stucco façades with striking modern lines, the building’s architectural curb appeal extends into a beautifully landscaped central courtyard and private patio decks.

**\*Seamless Entertaining\*:** Expansive living area anchored by top-rated sound-proof flooring, bathed in natural light, and flowing onto your balcony—ideal for morning coffee or evening cocktails.

**\*Gourmet European Kitchen\*:** Quartz countertops, dazzling backsplash, LED under-cabinet illumination, and premium stainless-steel appliances, including a gas-range cooktop.

**\*Spa-Inspired Bath & Retreat\*:** Spa-like bathroom with a luxurious walk-through closet connecting the grand master suite to the ensuite.

**\*Premium Touches\*:** In-suite laundry, high ceilings, and a titled heated underground parking stall with private cage-storage locker just in front of your parking.

**\*Wellness & Recreation\*:** Secure bike room, gleaming car-wash bay, and verdant courtyard sitting decks.

**\*Convenience & Guest Parking\*:** numerous underground visitor stalls, plus easy elevator access to your foyer.

**\*Historic Meets Modern\*:** Currie Barracks blends heritage charm with sleek, new-build sophistication—just steps to Mount Royal



University's leafy campus and vibrant Officers' Garden. Plus close proximity to Top Rated Schools such as Master's Academy & College, Clear Water Academy, etc.

**\*World-Class Shopping & Dining\*:** Westbrook Mall (5 min drive with LRT access), Marda Loop (7 min drive) – Calgary's premier outdoor dining and boutique district, Signal Hill Towne Centre (8 min drive) – over 50 retailers, upscale grocers, and eateries in an open-air village setting.

**\*Active Outdoors\*:** Golf enthusiasts will love nearby Shaganappi Point Golf Course and C-Train access at Shaganappi Point Station, whisking you downtown in minutes.

**\*Effortless Commute\*:** Only 7 minutes Drive to Downtown Calgary via Bow Trail or Easy Access via LRT line – your gateway to the energy of the city without sacrificing a serene home address. Embrace an elevated urban lifestyle where luxury finishes, thoughtful design, and a world of amenities converge. Call your favorite Realtor today to book a showing!

Built in 2017

## Essential Information

MLS® #	A2239265
Price	\$409,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3304, 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), Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Garden
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	July 25th, 2025
Days on Market	47
Zoning	DC

## Listing Details

Listing Office	Royal LePage Benchmark
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