

# \$1,300,000 - 403, 33 Burma Star Road Sw, Calgary

MLS® #A2242240

**\$1,300,000**

2 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to the Penthouse at The Overture, an exclusive top-floor residence in Calgary's sought-after Currie. This exceptional Jayman-built condo blends refined design with effortless functionality, offering 1,620 sq.ft. of luxurious living space and over 1,000 sq.ft. of private outdoor terraces with sweeping 180-degree views from the downtown skyline to the Rockies. From the moment you step inside, you're greeted by 10-foot ceilings, floor-to-ceiling windows, and a beautifully curated open layout designed for entertaining. The kitchen is a chef's dream—equipped with top-of-the-line stainless steel appliances, a striking 10-foot waterfall island, rich custom cabinetry, and sleek quartz countertops. A built-in bar with beverage cooler flows into the spacious dining and living areas, anchored by a statement gas fireplace for cozy evenings and effortless hosting. Two expansive terraces—one to the south with mountain views and another to the north with city skyline vistas and a gas fireplace—create the ultimate indoor-outdoor lifestyle. Both bedrooms open to their own private patio and feature spa-inspired ensuites. The owner's suite is a retreat in itself with a large walk-in closet and luxurious bath complete with freestanding tub, oversized glass shower, and double vanity. Additional features include a discreet powder room, full-size laundry room with sink, central A/C, custom draperies and Hunter Douglas blinds, and a titled storage locker. Two



side-by-side titled parking stalls are conveniently located near the elevator for ease and security. The Overture is a boutique, secure, and well-managed building with a proactive condo board in a master-planned community rooted in history, walkability, and timeless character. With quick access to downtown, Glenmore Trail, Crowchild Trail, and Mount Royal University, this is elevated urban living at its finest.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242240    |
| Price          | \$1,300,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,617       |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 403, 33 Burma Star Road Sw |
| Subdivision | Currie Barracks            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3E 7Y9                    |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 2                            |

|         |                      |
|---------|----------------------|
| Parking | Parkade, Underground |
|---------|----------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | In Floor, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Great Room, Mantle, Outside   |
| # of Stories      | 4  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Roof              | Tar/Gravel                |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 27th, 2025 |
| Zoning      | DC              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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