# \$255,900 - 2310, 95 Burma Star Road Sw, Calgary

MLS® #A2243588

# \$255,900

1 Bedroom, 1.00 Bathroom, 473 sqft Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new home in the vibrant community of Currie Barracks! This charming 473-square-foot apartment is thoughtfully designed to maximize every inch of space, making it an excellent option for first-time homebuyers or investors looking to grow their portfolio. The smart layout includes a private front porchâ€"perfect for enjoying your morning coffee or relaxing in the evening. Constructed with durable concrete, the unit offers exceptional soundproofing and energy efficiency. Inside, the modern kitchen is equipped with gas appliances and quartz countertops, adding a touch of everyday luxury. Plus, condo fees cover some major utilities, offering valuable long-term savings. While there is no enclosed bedroom, approximate dimensions for a potential sleeping area are provided. Many residents opt for room dividers or curtains to create privacy, and this space is included in the overall square footage. Additional features include assigned underground heated parking, a separate storage locker, bike storage, and access to a shared car wash. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks blends urban convenience with suburban tranquility. With nearby parks, amenities, and local shops, the area boasts high rental demand and strong potential for appreciation. Don't miss your chance to own this stylish, versatile homeâ€"schedule your viewing today with your favorite agent!







## **Essential Information**

MLS® # A2243588 Price \$255,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 473

Acres 0.00 Year Built 2017

Type Residential Sub-Type Apartment

Style Loft
Status Active

# **Community Information**

Address 2310, 95 Burma Star Road Sw

Subdivision Currie Barracks

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8A9

#### **Amenities**

Amenities Bicycle Storage, Car Wash, Dog Park, Snow Removal, Storage, Trash

Parking Spaces 1

Parking Underground

## Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 1

#### **Exterior**

Exterior Features BBQ gas line

Construction Brick, Concrete, Wood Frame

# **Additional Information**

Date Listed July 28th, 2025

Days on Market 93
Zoning DC

# **Listing Details**

Listing Office eXp Realty

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.