

\$239,900 - 2309, 95 Burma Star Road Sw, Calgary

MLS® #A2260940

\$239,900

1 Bedroom, 1.00 Bathroom, 473 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new home in the highly sought-after community of Currie Barracks. With limited inventory available under \$250K in this prime location, this thoughtfully designed 472 sq. ft. apartment makes the most of every inch, offering an incredible opportunity for first-time buyers or savvy investors. The smart, open layout includes a private front porch, perfect for morning coffee or evening relaxation, while durable concrete construction provides excellent soundproofing and energy efficiency. A modern kitchen with gas appliances and quartz countertops adds everyday luxury, and although there is no enclosed bedroom, approximate dimensions for a sleeping area are provided, with many residents opting for dividers or curtains for added privacy. Enjoy the value of condo fees that cover major utilities along with the convenience of underground heated parking, a storage locker, bike storage, and access to a shared car wash. Just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks offers the ideal blend of urban convenience and suburban tranquility, with nearby parks, shops, and amenities supporting strong rental demand and long-term appreciation potential. Don't miss out on this stylish, versatile, and affordable home—book your private viewing today!

Built in 2017



Essential Information

MLS® #	A2260940
Price	\$239,900
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	2309, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A9

Amenities

Amenities	Dog Park, Playground, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	BBQ gas line
Construction	Concrete, Wood Frame

Additional Information

Date Listed	September 30th, 2025
Days on Market	1
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.