

# \$259,900 - 2309, 95 Burma Star Road Sw, Calgary

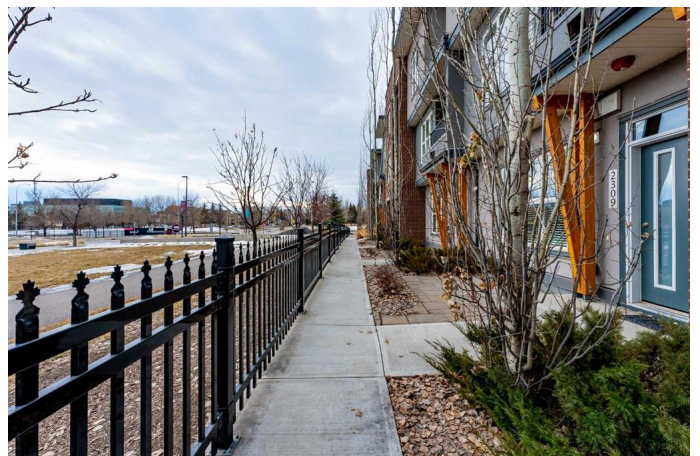
MLS® #A2189324

**\$259,900**

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

Currie Barracks, Calgary, Alberta

LOW CONDO FEE AND HEALTHY RESERVE FUND. Welcome to your new home nestled in the vibrant community of Currie Barracks! This delightful 472-square-foot apartment is intelligently designed to maximize space, making it ideal for first-time homebuyers entering the real estate market or investors expanding their portfolios. The efficient layout includes a private front porch for enjoying your morning coffee or unwinding in the evening. Built with durable concrete, the unit ensures excellent soundproofing and energy efficiency. The modern kitchen features gas appliances and quartz countertops, adding a touch of luxury to your daily routine, while condo fees covering some major utilities provide long-term savings. Although there is no standard bedroom, approximate dimensions of a potential sleeping area are provided, with many residents opting for dividers or curtains for privacy; this area is included in the overall living space measurements. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks combines urban convenience with suburban tranquility. The community offers parks, amenities, and local shops, making it a prime location with high rental demand and strong potential for appreciation. Don't miss the chance to own this versatile and inviting home—schedule your viewing today with your favorite agent!



Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2189324          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 473               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2309, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E8A9                      |

## Amenities

|           |  |
|-----------|--|
| Amenities | Bicycle Storage, Dog Park, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking   | Off Street   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan, Quartz Counters                       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 3   |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Construction      | Concrete     |

## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 92                 |
| Zoning         | DC                 |

## **Listing Details**

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

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