

# \$334,900 - 3210, 95 Burma Star Road Sw, Calgary

MLS® #A2245454

**\$334,900**

1 Bedroom, 1.00 Bathroom, 621 sqft

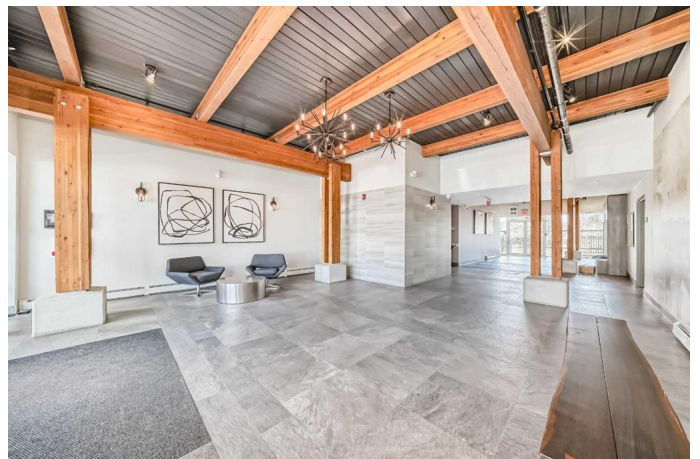
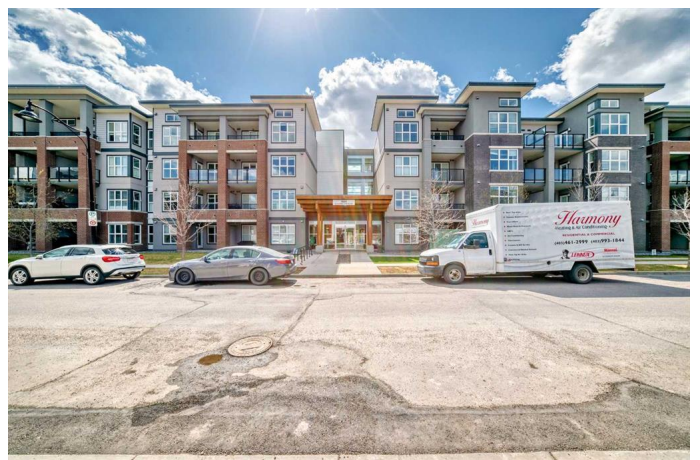
Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to this SOUTH-FACING unit across from Mount Royal University within the esteemed community of Currie Barracks. Incredible breathtaking campus tree line view, this unit provides tons of natural light and a more spacious feel with the tall ceilings and large windows. Brick and stucco exteriors provide wonderful architectural curb appeal with a private balcony and spectacularly landscaped courtyard. Designed to maximize the living space, 9' ceilings, master bedroom with walk-in closet, spa-inspired bathroom, porcelain tile, ceramic wall tile on the tub, wash& dryer stacked, top-rated soundproofing wood plank flooring in the entertainment spaces, an European-inspired kitchen, professional stainless steel appliance package with gas stove, marble kitchen back-splash, quartz counter-top, full-size double bowl modern stainless sinks, LED under counter light are the incredible feature. Underground parking has lots of visitor parking spots, a huge bike storage room. Walking distance to the Mount Royal University, 5 mins to Marda Loop, 10 mins driving to downtown. Living at Currie Barracks allows you to live in one of Calgary's best inner city neighborhoods. Don't miss the opportunity to make it yours! Call your agent to schedule a private visit today.

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2245454          |
| Price          | \$334,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 621               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3210, 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, Snow Removal, Community Gardens |
| Parking Spaces | 1                                                                                |
| Parking        | Heated Garage, Underground                                                       |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                 |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                       |
| Cooling           | None, Rough-In                                                                                  |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Courtyard, Lighting, Barbecue               |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 55               |
| Zoning         | DC               |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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