

# \$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, Snow Removal, Visitor Parking, Secured Parking, Trash
Parking	Off Street

## Interior

Interior Features	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan
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	146
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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