

# \$950,000 - 120 Burma Star Road Sw, Calgary

MLS® #A2194662

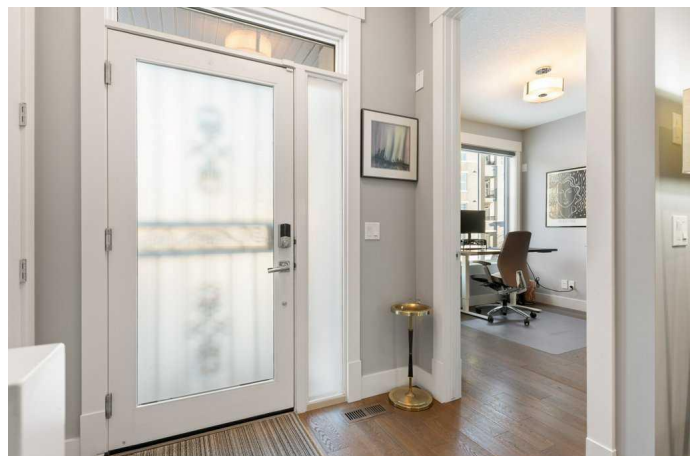
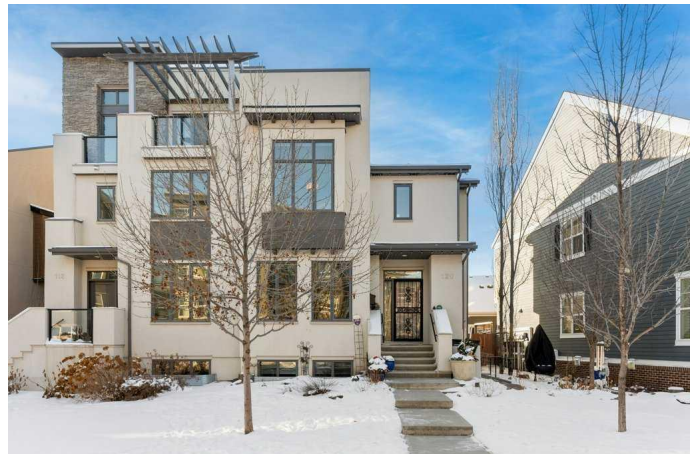
**\$950,000**

3 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

WELCOME HOME! This gorgeous home is nestled in the heart of Currie Barracks, highlighting quality and craftsmanship throughout. Upon entry, you will be welcomed by an open floor plan, boasting a large living room with upgraded electric fireplace, a large dining room, elegant and upgraded kitchen, separate den/office, and a 2-pce bathroom. The home office is bright, sunny and provides the perfect setting if you work from home! The west-facing patio, accessible from the kitchen, is spacious enough for entertaining family and friends from spring to fall. Take a walk up the open staircase and you will find two spacious primary bedrooms. The first bedroom features a coffered ceiling, an elegant five-piece ensuite with dual vanities, a soaker tub, a separate shower, and a spacious walk-in closet equipped with extensive built-in shelving and drawers. The second bedroom boasts a vaulted ceiling, 4-pce ensuite and a large closet. Rounding out the upper level is a recently upgraded laundry room with both upper and lower cabinetry. The professionally developed basement holds a large family room, a third bedroom and a 4-pce bathroom. Additional benefits include upgraded hardwood and tile flooring, upgraded lighting, air conditioning, new asphalt shingles, underground sprinklers, exterior lighting, front and rear landscaping, including turf and a security door at the front entrance. Currie Barracks offers a vibrant inner-city lifestyle with amenities including an Airplane



Playground, Currie Bark Park, outdoor skating rink, and a splash park with washrooms and shower opening in the spring. Also, within walking distance to MRU, Marda Loop, Shopping, Restaurants, Coffee Shops, Daycares and more. Finally, Downtown, Chinook Mall and major roadways are all just a 5-10-minute drive away. Do not miss this wonderful opportunity!

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2194662               |
| Price          | \$950,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,836                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 120 Burma Star Road Sw |
| Subdivision | Currie Barracks        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 7Y4                |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 1                                            |
| Parking        | Insulated, Oversized, Single Garage Detached |
| # of Garages   | 1                                            |

## Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, French Door, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Smart Home                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Gas Range, Water Conditioner |
| Heating           | Forced Air, Natural Gas                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                 |
| Fireplaces        | Electric, Living Room                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                    |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed, Underground Sprinklers, Street Lighting |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Stone, Wood Frame, Stucco                                                                                |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 69                  |
| Zoning         | DC                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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