

\$345,900 - 3318, 95 Burma Star Road Sw, Calgary

MLS® #A2218533

\$345,900

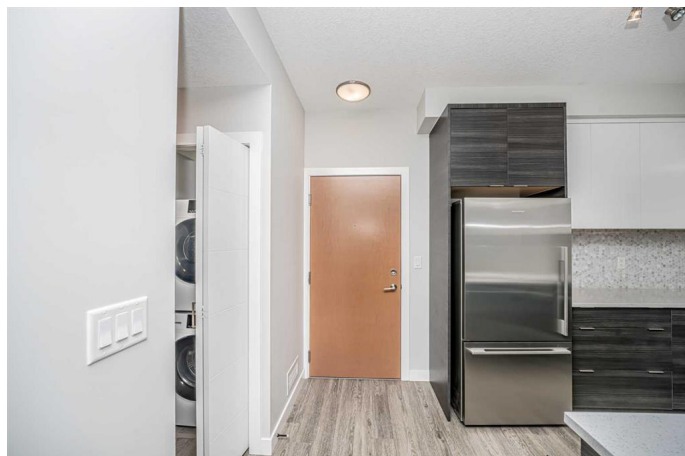
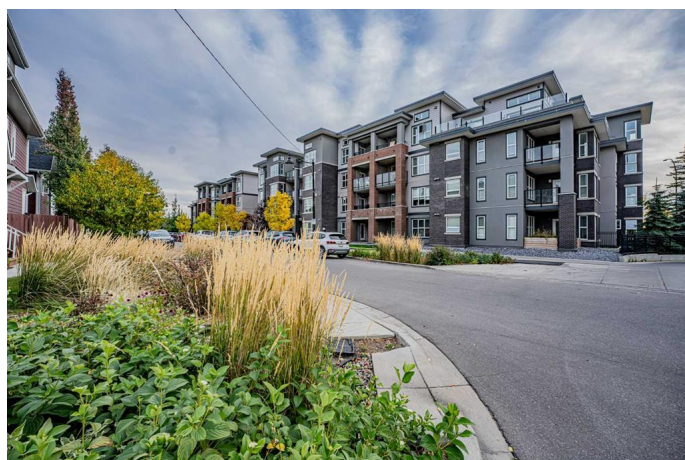
1 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Nestled in the highly sought-after community of Currie Barracks, directly across from Mount Royal University, this exceptional third-floor apartment offers the perfect blend of comfort, style, and location. The building's timeless brick and stucco exterior adds to its impressive curb appeal, complemented by a private balcony and a professionally landscaped courtyard. Step inside to discover a thoughtfully designed living space featuring soaring 9-foot ceilings that enhance the bright and airy ambiance. The master bedroom includes a generous walk-in closet and a spa-inspired bathroom finished with elegant porcelain floor tiles and ceramic tile surround. The open-concept living area is adorned with durable, soundproof wood plank flooring and flows seamlessly into a sleek European-style kitchen. Culinary enthusiasts will appreciate the high-end finishes, including a gas stove, quartz countertops, marble backsplash, double-bowl stainless steel sink, and LED under-cabinet lighting.

Additional conveniences include in-suite laundry, heated underground parking with an individual cage-style storage locker, a secure bike storage room, and ample visitor parking with 26 dedicated underground stalls. Notably, this well-constructed building has remained financially sound with no special assessments since its inception. Ideally located just a 7-minute drive from both downtown Calgary and West Hills Shopping Centre, this home offers an unmatched lifestyle of ease and



accessibility. Donâ€™t miss your chance to live in one of Calgaryâ€™s premier communitiesâ€”book your private showing today!

Built in 2017

Essential Information

MLS® #	A2218533
Price	\$345,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	613
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3318, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E8A9

Amenities

Amenities	Bicycle Storage, Car Wash, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Composite Siding, Concrete, Wood Frame

Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	DC

Listing Details

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

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