

# \$414,900 - 3407, 95 Burma Star Road Sw, Calgary

MLS® #A2219680

**\$414,900**

2 Bedroom, 1.00 Bathroom, 706 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Convenient living in Currie Barracks with easy access to Downtown! This south facing Air-Conditioned 2 bedroom condo is located on the top floor and offers a modern design with vinyl plank flooring throughout, large windows offering lots of natural light & vaulted ceilings! Contemporary styled decor throughout the home offers stylish finishes and upgrades. Main living area features an open concept design with a kitchen, living room and dining room. Kitchen includes modern cabinetry, quartz counter tops, breakfast bar, and stainless-steel appliances. Master bedroom includes walk through closet to the cheater ensuite 5pc bathroom with double sinks! Second bedroom with window and closet, in-suite laundry, private outdoor balcony with a gas BBQ or heater outlet, engineered polymer deck tiles, and a titled underground parking stall with a storage locker. Close to amenities, shopping, easy commuting to downtown and very accessible to Mount Royal University. Exceptional value with low condo fees and a well-run condominium corporation. Pride of ownership shown throughout.

Built in 2017

## Essential Information

MLS® # A2219680

Price \$414,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 706         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3407, 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), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                        |
| Parking        | Parkade, Stall, Underground                                              |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                                                           |
| Cooling           | Central Air, Wall Unit(s)                                                                                                                           |
| # of Stories      | 4                                                                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick, Stucco         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | DC            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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