# \$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. Don't miss your chance to live in one of Calgary'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

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