

# \$255,900 - 2310, 95 Burma Star Road Sw, Calgary

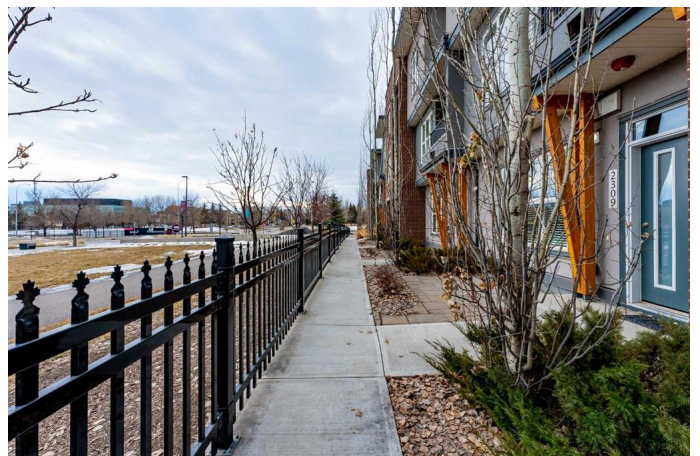
MLS® #A2243588

**\$255,900**

1 Bedroom, 1.00 Bathroom, 473 sqft  
Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new home in the vibrant community of Currie Barracks! This charming 473-square-foot apartment is thoughtfully designed to maximize every inch of space, making it an excellent option for first-time homebuyers or investors looking to grow their portfolio. The smart layout includes a private front porch—perfect for enjoying your morning coffee or relaxing in the evening. Constructed with durable concrete, the unit offers exceptional soundproofing and energy efficiency. Inside, the modern kitchen is equipped with gas appliances and quartz countertops, adding a touch of everyday luxury. Plus, condo fees cover some major utilities, offering valuable long-term savings. While there is no enclosed bedroom, approximate dimensions for a potential sleeping area are provided. Many residents opt for room dividers or curtains to create privacy, and this space is included in the overall square footage. Additional features include assigned underground heated parking, a separate storage locker, bike storage, and access to a shared car wash. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks blends urban convenience with suburban tranquility. With nearby parks, amenities, and local shops, the area boasts high rental demand and strong potential for appreciation. Don't miss your chance to own this stylish, versatile home—schedule your viewing today with your favorite agent!



Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243588    |
| Price          | \$255,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 473         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2310, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Dog Park, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                 |
| Parking        | Underground                                                       |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance                       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                               |
| Cooling           | None                                                                                    |
| # of Stories      | 1                                                                                       |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

Construction      Brick, Concrete, Wood Frame

### **Additional Information**

Date Listed      July 28th, 2025

Days on Market      5

Zoning      DC

### **Listing Details**

Listing Office      eXp Realty

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