

# \$229,900 - 2311, 95 Burma Star Road Sw, Calgary

MLS® #A2266974

**\$229,900**

1 Bedroom, 1.00 Bathroom, 470 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

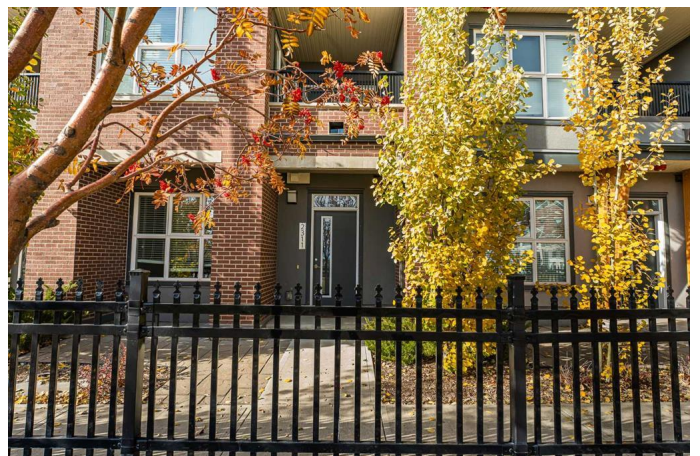
Welcome to modern living in the vibrant community of Currie Barracks! This intelligently designed apartment maximizes every inch of space, making it an excellent choice for first-time buyers or investors. Featuring durable concrete construction for superior soundproofing and energy efficiency, the home offers a private front porch perfect for morning coffee or evening relaxation. Inside, the modern kitchen is equipped with quartz countertops and gas appliances, adding a touch of everyday luxury, while condo fees conveniently cover some major utilities for long-term savings. Though there is no enclosed bedroom, approximate dimensions for a potential sleeping area are provided—many residents use dividers or curtains for added privacy, and this flexible area is included in the overall square footage. Located just 10 minutes from downtown and steps from Mount Royal University, Currie Barracks blends urban convenience with suburban tranquility, surrounded by parks, shops, and essential amenities. With high rental demand and strong potential for appreciation, this stylish, versatile home is an opportunity you don't want to miss!

Built in 2017

## Essential Information

MLS® #                      A2266974

Price                         \$229,900



|                |             |
|----------------|-------------|
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 470         |
| Acres          | 0.00        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2311, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Playground, Snow Removal, Trash, Visitor Parking, Car Wash, Storage |
| Parking   | None                                                                |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance              |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| # of Stories      | 3                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Construction      | Brick, Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 1                  |
| Zoning         | DC                 |

**Listing Details**

Listing Office                    eXp Realty

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