

# \$340,900 - 3118, 95 Burma Star Road Sw, Calgary

MLS® #A2237486

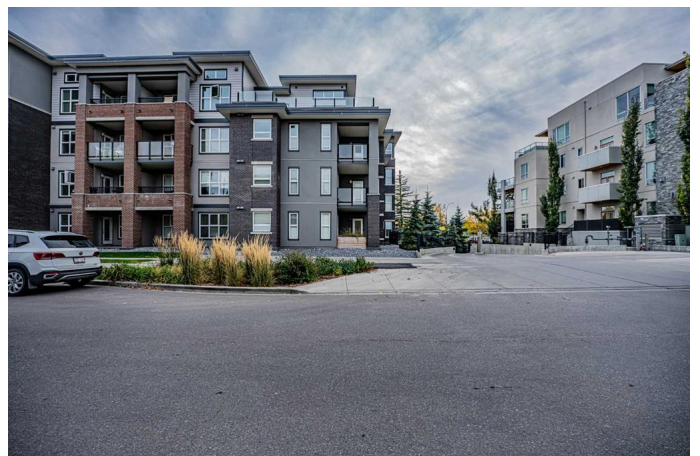
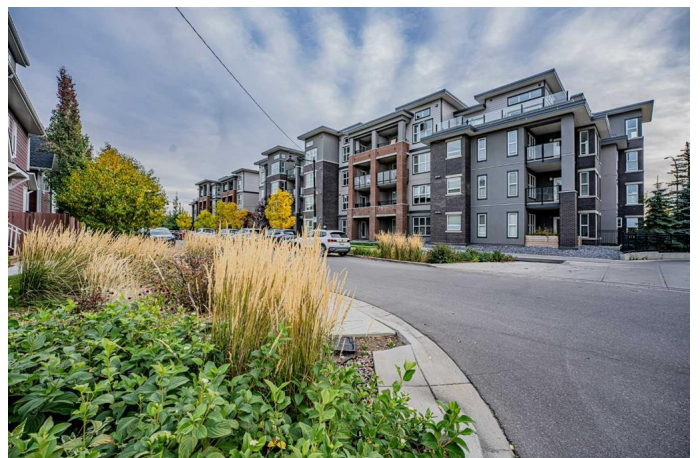
**\$340,900**

1 Bedroom, 1.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to this stunning one-bedroom home featuring soaring 9-foot ceilings and a thoughtfully designed layout that blends style with functionality. This north-facing unit is bathed in natural light thanks to an expansive wall of windows, creating a warm and inviting atmosphere throughout the day. The open-concept main living area offers a perfect space to relax, with a cozy lounge zone that flows seamlessly into the well-appointed dining area and European-inspired kitchen. You'll love the gorgeous quartz countertops, extended island, and full penny tile backsplash, all framed by elevated cabinetry and sleek stainless steel appliances, including a GAS STOVE. Additional upgraded pantry storage and stylish pendant lighting complete this elegant space. The Primary Suite overlooks a generous open-air patio and includes a spa-like en-suite with quartz counters, an undermount sink, chic tile surround in the bath, and porcelain floor tiles. A spacious walk-in closet with built-in shelving on both sides offers ample storage and adds to the suite's functionality. Modern vinyl flooring runs throughout the home, enhancing the bright, upscale feel. This unit is located in an architecturally impressive building, featuring a striking lobby with exposed beams, contemporary décor, and multiple relaxation areas. Residents enjoy designated pet-friendly zones, bike storage, and ample underground visitor parking. Just minutes from Mount Royal University, with easy access to Crowchild Trail,



Glenmore Trail, and the seasonal markets and events of Currie Barracks, this location offers a vibrant yet peaceful urban lifestyle. Don't miss this incredible opportunity"exceptional value in an unbeatable location. This unit won't last long, so book your showing today!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237486          |
| Price          | \$340,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 612               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 3118, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 6L1                     |

**Amenities**

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

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
|              | Separate Entrance, Walk-In Closet(s)                                                    |
| Appliances   | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Baseboard                                                                               |
| Cooling      | None                                                                                    |
| # of Stories | 4                                                                                       |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 30             |
| Zoning         | DC             |

## Listing Details

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

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