

# \$469,900 - 3106, 95 Burma Star Road Sw, Calgary

MLS® #A2182317

**\$469,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

LOW CONDO FEE's and HEALTHY RESERVE FUND. Welcome to your new Home! This 2-bedroom, 2-bathroom corner unit on the first floor in the sought-after Currie Barracks community. Bathed in natural light with 9-foot ceilings, this home exudes elegance and spaciousness. The primary suite is a true retreat, featuring double vanities, a separate deep soaker tub, a stand-up shower, and ample space for a king-sized bed. The walk-in closet provides generous storage. The second bedroom, situated on the opposite side of the unit, offers a beautiful ensuite with dual access, ensuring privacy and convenience. Culinary enthusiasts will fall in love with the phenomenal kitchen, which boasts two-toned white and espresso cabinetry, a marble backsplash, and stunning quartz countertops. The upgraded appliances, including a gas range, make cooking a delight. The fresh and neutral color palette throughout the home offers endless possibilities for personalization. Furthermore, this unit comes with an AC wall unit which would keep you cool during the hot summers. South facing back yard and an AC, sounds like a dream come true. There is also a gas line in the patio area, easy to hook up a BBQ. This unit also includes a titled heated underground parking stall with additional storage space, 26 underground visitor parking spaces, a car wash bay, and a pet-friendly policy. The surrounding amenities are impressive, with parks, pathways, a dedicated dog park, pubs, restaurants, and convenient



access to shopping and downtown, just a 7-minute drive away. Plus, Mount Royal University is only a short walk from your doorstep. Don't miss out on this opportunity, book a showing with your favorite agent today!

Built in 2017

### Essential Information

MLS® #	A2182317
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	3106, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E8A9

### Amenities

Amenities	Bicycle Storage, Car Wash, Park, Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window

	Coverings, Gas Stove
Heating	Baseboard
Cooling	Rough-In, Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	BBQ gas line
Construction	Brick, Composite Siding, Concrete

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	98
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
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