

# \$345,900 - 3318, 95 Burma Star Road Sw, Calgary

MLS® #A2185416

## \$345,900

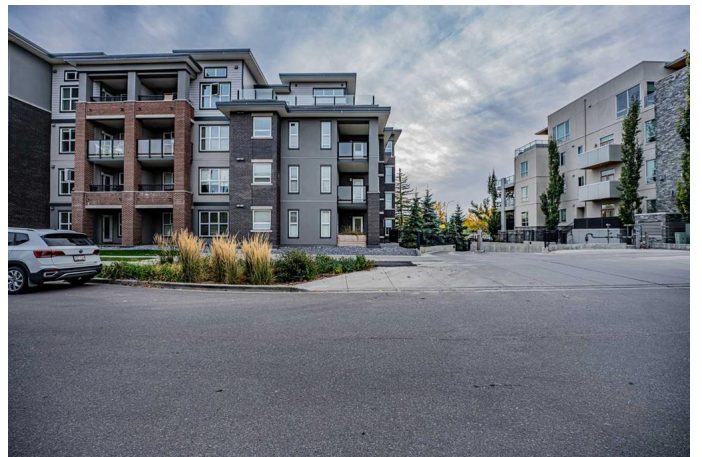
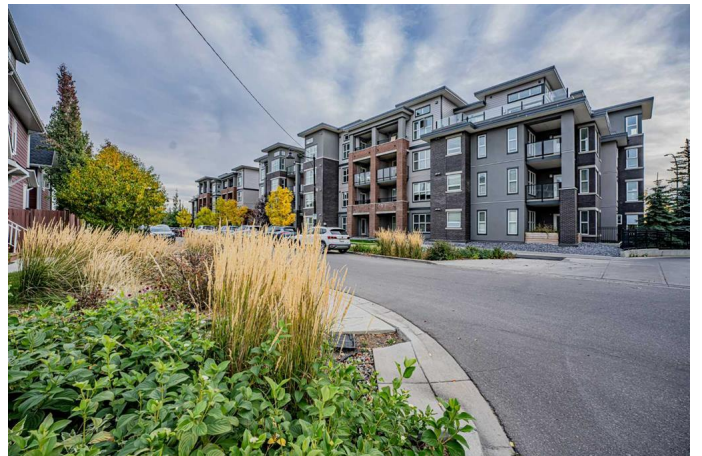
1 Bedroom, 1.00 Bathroom, 613 sqft  
Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Located in the desirable community of Currie Barracks, directly across from Mount Royal University, this third-floor apartment combines comfort and convenience. The brick and stucco exterior provides excellent curb appeal, enhanced by a private balcony and a beautifully landscaped courtyard. Inside, high 9-foot ceilings create an open and airy living space. The master bedroom features a walk-in closet and a bathroom with porcelain floor tiles and ceramic wall tiles around the tub. The in-suite washer and dryer add to the overall convenience, while the apartment boasts soundproof wood plank flooring in the living areas and a European-inspired kitchen with a gas stove, marble backsplash, quartz countertops, double bowl stainless steel sinks, and LED under-cabinet lighting. Additional amenities include 26 underground visitor parking stalls, a spacious bike storage room, and a cage-style storage locker for each parking space in the heated underground parking area. This building is very well built, since commencement there has been no special assessments. This prime location is just a 7-minute drive from downtown and the West Hills Shopping Center. Offering both comfort and convenience, this apartment is ready for you—schedule a viewing today to experience it for yourself!

Built in 2017

## Essential Information



MLS® #	A2185416
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	Low-Rise(1-4)
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	Car Wash, Park, Playground, Snow Removal, Trash, Visitor Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, 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, Stucco, Wood Frame

### **Additional Information**

Date Listed January 6th, 2025

Days on Market 68

Zoning DC

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.