



GRASSROOTS
REALTY GROUP

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**2309, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2260940



\$239,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	473 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to your new home in the highly sought-after community of Currie Barracks. With limited inventory available under \$250K in this prime location, this thoughtfully designed 472 sq. ft. apartment makes the most of every inch, offering an incredible opportunity for first-time buyers or savvy investors. The smart, open layout includes a private front porch, perfect for morning coffee or evening relaxation, while durable concrete construction provides excellent soundproofing and energy efficiency. A modern kitchen with gas appliances and quartz countertops adds everyday luxury, and although there is no enclosed bedroom, approximate dimensions for a sleeping area are provided, with many residents opting for dividers or curtains for added privacy. Enjoy the value of condo fees that cover major utilities along with the convenience of underground heated parking, a storage locker, bike storage, and access to a shared car wash. Just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks offers the ideal blend of urban convenience and suburban tranquility, with nearby parks, shops, and amenities supporting strong rental demand and long-term appreciation potential. Don't miss out on this stylish, versatile, and affordable home—book your private viewing today!