



**2311, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2266974



\$229,900

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	470 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

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!