



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282174**



**\$199,999**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	470 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

LIMITED TIME OFFER! This thoughtfully designed 473-square-foot residence is priced to move and presents an exceptional opportunity for first-time buyers or savvy investors alike. The efficient open layout maximizes every inch of space and includes a private front porch, perfect for enjoying your morning coffee or unwinding in the evening. Built with durable concrete construction, the unit offers superior soundproofing and energy efficiency, while the modern kitchen features quartz countertops and gas appliances for everyday luxury. Condo fees include select major utilities, providing long-term cost savings and added value. While there is no enclosed bedroom, the flexible layout allows for a designated sleeping area, commonly enhanced with room dividers or curtains, and is included in the overall square footage. Additional features include assigned underground heated parking, a separate storage locker, bike storage, and access to a shared car wash. Ideally located just 10 minutes from downtown and within walking distance to Mount Royal University, Currie Barracks offers strong rental demand, excellent walkability, nearby parks and amenities, and long-term appreciation potential—opportunities like this are rare and won't last.