



**100 Burma Star Road SW
Calgary, Alberta**

MLS # A2289941



\$969,900

Division:	Currie Barracks		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Interior Lot, Landscaped, Level, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Spacious, very well-maintained semi-detached infill offering over 2,600 sq ft of beautifully developed living space in the heart of Currie Barracks — a true hidden gem. Ideally situated in The Commons of Currie, this home places green space, picturesque streetscapes, parks, and recreation just outside your door. Thoughtfully designed with a functional floor plan and quality upgrades throughout, it seamlessly blends comfort and style. The main floor impresses with 10-foot ceilings and a stunning raised living room anchored by a floor-to-ceiling tiled gas fireplace. Expansive windows fill the space with natural light, while the layout offers flexibility for multiple work-from-home setups. The modern kitchen showcases striking two-tone custom cabinetry with soft-close hardware, a built-in pantry, and a premium stainless steel appliance package — including a refrigerator, slide-in gas range, built-in hood fan, microwave, and dishwasher. A central island invites gathering, while a built-in desk provides the perfect homework station or additional workspace. Upstairs, the primary retreat offers generous proportions and a serene ambiance, highlighted by grand east-facing windows and a custom walk-in closet complete with built-in shelving, drawers, and cabinetry. The spa-inspired ensuite features heated tile floors, a contemporary dual vanity with abundant storage, a curb-less glass shower with full-height tile, and a freestanding soaker tub — creating the ultimate space to unwind. The fully developed basement continues the home's spacious feel with 10-foot ceilings, a custom media wall, and a full wet bar with built-in cabinetry, sink, and bar fridge — ideal for entertaining. Outside, enjoy a private fenced yard with a patio and detached garage, offering both comfort and convenience. Additional highlights include Built-in air

conditioning, High-efficiency furnace with humidifier, 75-gallon hot water tank, Rough-in for radiant in-floor heating in the basement, Central vacuum system and Security system. Currie Barracks is a dynamic, award-winning master-planned community known for its pedestrian-friendly streets, urban gardens, and beautifully connected pathways. Residents enjoy nearby amenities including The Inn on Officers' Garden — home to dining, craft beverages, a cafe, and local favorites — along with convenient access to Glamorgan Shopping Centre (Glamorgan bakery), Marda Loop, and Mount Royal University. Downtown Calgary is just minutes away, making this location as practical as it is prestigious. With nearby parks, including Currie Bark Park and Airplane Park, plus proximity to top schools, this exceptional home offers an unmatched lifestyle in one of Calgary's most sought-after communities.