



**2308, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2152810



\$285,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	472 sq.ft.	Age:	2016 (8 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Quartz Counters, Separate Entrance		

Inclusions: Window coverings

Welcome to your new home or next investment opportunity! This delightful studio apartment offers 472 square feet of smart, stylish living space in the highly sought-after Currie Barracks community. Whether you're a first-time homebuyer looking to step into the real estate market or an investor seeking an addition to your portfolio, this property is a must-see. Designed to maximize every square foot, this studio provides a comfortable and efficient living area, complete with a private front porch where you can enjoy your morning coffee or unwind in the evening. Built with durable concrete, the unit ensures soundproofing and energy efficiency. The modern kitchen boasts gas appliances and elegant quartz countertops, adding a touch of luxury to your everyday life. Located just 10 minutes from downtown, Currie Barracks offers the perfect blend of urban convenience and suburban tranquility. Additionally, the unit is within walking distance to Mount Royal University, making it ideal for students or faculty members. Enjoy all the benefits of living in a vibrant community with parks, amenities and local shops. Don't miss this chance to own a piece of Currie Barracks — a prime location with high rental demand and great potential for appreciation. Schedule your viewing today with your favourite agent.