

# \$239,900 - 2309, 95 Burma Star Road Sw, Calgary

MLS® #A2260940

**\$239,900**

1 Bedroom, 1.00 Bathroom, 473 sqft

Single Family on 0.00 Acres

Currie Barracks, Calgary, Alberta

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! (id:6289)

Built in 2017



## Essential Information

Listing #	A2260940
Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Square Footage	473
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata
Style	Loft

## Community Information

Address	2309, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
Province	Alberta
Postal Code	T3E8A9

## Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Window Coverings, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
# of Stories	3

## Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame

## Listing Details

Listing Office	eXp Realty
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