

# \$389,999 - 3304, 95 Burma Star Road Sw, Calgary

MLS® #A2239265

**\$389,999**

2 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome home to 95 Burma Star Road SW #3304—your private sanctuary in the heart of Calgary—™s most dynamic community! Discover contemporary elegance in this executive 2 bedroom + 1 bath residence, perfectly situated in Calgary—™s coveted Currie Barracks enclave. Showcasing brick and stucco façades with striking modern lines, the building—™s architectural curb appeal extends into a beautifully landscaped central courtyard and private patio decks.

**\*Seamless Entertaining\*:** Expansive living area anchored by top-rated sound-proof flooring, bathed in natural light, and flowing onto your balcony—™ideal for morning coffee or evening cocktails.

**\*Gourmet European Kitchen\*:** Quartz countertops, dazzling backsplash, LED under-cabinet illumination, and premium stainless-steel appliances, including a gas-range cooktop.

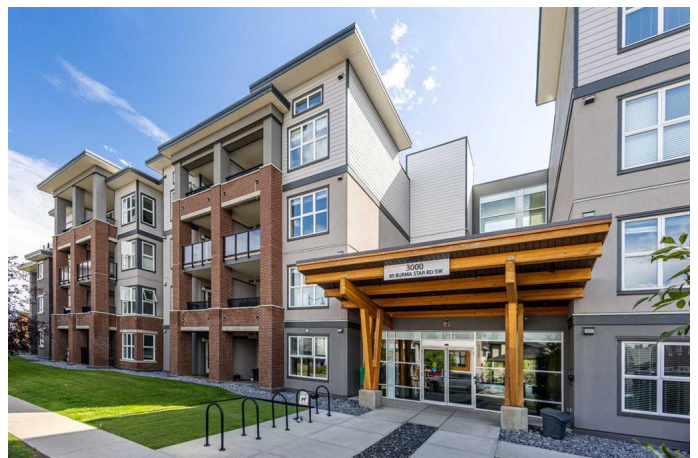
**\*Spa-Inspired Bath & Retreat\*:** Spa-like bathroom with a luxurious walk-through closet connecting the grand master suite to the ensuite.

**\*Premium Touches\*:** In-suite laundry, high ceilings, and a titled heated underground parking stall with private cage-storage locker just in front of your parking.

**\*Wellness & Recreation\*:** Secure bike room, gleaming car-wash bay, and verdant courtyard sitting decks.

**\*Convenience & Guest Parking\*:** numerous underground visitor stalls, plus easy elevator access to your foyer.

**\*Historic Meets Modern\*:** Currie Barracks blends heritage charm with sleek, new-build sophistication—™just steps to Mount Royal



University's leafy campus and vibrant Officers' Garden. Plus close proximity to Top Rated Schools such as Master's Academy & College, Clear Water Academy, etc.

**\*World-Class Shopping & Dining\*:** Westbrook Mall (5 min drive with LRT access), Marda Loop (7 min drive) – Calgary's premier outdoor dining and boutique district, Signal Hill Towne Centre (8 min drive) – over 50 retailers, upscale grocers, and eateries in an open-air village setting.

**\*Active Outdoors\*:** Golf enthusiasts will love nearby Shaganappi Point Golf Course and C-Train access at Shaganappi Point Station, whisking you downtown in minutes.

**\*Effortless Commute\*:** Only 7 minutes Drive to Downtown Calgary via Bow Trail or Easy Access via LRT line – your gateway to the energy of the city without sacrificing a serene home address. Embrace an elevated urban lifestyle where luxury finishes, thoughtful design, and a world of amenities converge. Call your favorite Realtor today to book a showing!

Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239265          |
| Price          | \$389,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 708               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3304, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

## Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Bicycle Storage, Car Wash, Parking |
| Parking Spaces | 1                                                                |
| Parking        | Underground                                                      |

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Gas Range, Washer |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| # of Stories      | 4                                                                      |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Courtyard, Garden |
| Construction      | Brick, Stucco, Wood Frame  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 104             |
| Zoning         | DC              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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