



**3404, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2315846



\$399,000

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting		
Inclusions:	N/A		

Welcome to elevated living in Currie Barracks, one of Calgary's most desirable inner-city communities. This bright top-floor, end-unit 2-bedroom, 1-bath apartment offers just over 700 sq ft of thoughtfully designed space, combining modern finishes with everyday comfort in a highly walkable, well-connected location. Proudly offered by the original owner, this well-maintained home reflects true pride of ownership throughout. The open-concept layout features high ceilings, recessed lighting, and durable vinyl plank flooring, creating a clean and inviting atmosphere throughout. The kitchen is well-appointed with quartz countertops, stainless steel appliances including a gas stove, and ample cabinetry, flowing seamlessly into the spacious living area—perfect for both relaxing and entertaining. From here, step onto the large private balcony, offering an impressive outdoor extension of your living space with plenty of room to unwind. A smart split-bedroom design offers privacy, with a generous primary bedroom and a versatile second bedroom ideal for guests or a home office. Additional features include in-suite laundry, central air conditioning, and a well-maintained 5-piece bathroom. Complete with titled underground heated parking, secure building access, and elevator service, this home delivers both convenience and peace of mind. Ideally located near parks, pathways, shopping, schools, and with quick access to downtown, this is an excellent opportunity to enjoy low-maintenance living in a vibrant and growing community.