



GRASSROOTS
REALTY GROUP

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112 Burma Star Road SW
Calgary, Alberta

MLS # A2324266



\$939,000

Division:	Currie Barracks		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,384 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Insulated, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

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, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Luxury Living Without Compromise — 4 Bedrooms, 4.5 Bathrooms, 4 Finished Levels, and Over 3,100 Sq. Ft. of beautifully finished living space in the Heart of Currie Barracks. This home delivers the size and versatility rarely found in Calgary's duplex market. Designed for the way people live today, every level offers purpose and flexibility. The bright, open-concept main floor features high ceilings, expansive windows, and a private front office—perfect for working from home. The chef-inspired kitchen is beautifully appointed with quartz countertops, stainless steel appliances, custom cabinetry, and a generous island that naturally becomes the heart of the home for everyday living and entertaining. The second level is dedicated to comfort and privacy, featuring a spacious primary retreat complete with a spa-inspired five-piece ensuite, walk-in closet, and a luxurious soaker tub. A second bedroom with its own ensuite and a conveniently located laundry room complete this level. The top floor is a true highlight of the home. Vaulted ceilings, a spacious bonus room, and a private upper deck create an incredible retreat for entertaining, relaxing, or working from home. A third bedroom and full bathroom make this level equally ideal for guests, teenagers, or multi-generational living. The fully finished basement expands the home's versatility even further, offering a large recreation room, fourth bedroom, full bathroom, and flexible space for a media room, home gym, or play area. Outside, enjoy a private, low-maintenance backyard with composite fencing and an oversized single detached garage with additional storage. Spend less time maintaining your yard and more time enjoying everything this remarkable community has to offer. Located in one of Calgary's premier inner-city neighbourhoods, you're just minutes from downtown and within walking distance of parks,

playgrounds, a fenced dog park, restaurants, caf&ecute;s, and scenic pathways, with quick access to Marda Loop, Mount Royal University, and some of Calgary's top public and private schools.