

# \$411,900 - 1402, 95 Burma Star Road Sw, Calgary

MLS® #A2247344

**\$411,900**

2 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

PREMIUM Top-Floor Living with 12FT Ceilings in the Urban Sanctuary of Currie Barracks! Nestled amidst Million Dollar Homes these 4th Floor Condo™s are designed for the distinguished buyer. This 2 Bedroom 1 Bath Configuration enjoys Generous West Natural Light that stands out for this condo while Neutral & Modern toned Luxury Vinyl Plank floors combined with BEAUTIFUL European-Inspired Kitchen, the FIT & Finish throughout are TOP NOTCH! Gorgeous Quartz Countertops, two-toned cabinetry, new LED lighting & HEX backsplash all tastefully combine for a Luxurious feel. Sleek Appliance package includes Fisher Paykel fridge with Kitchenaid Gas Stove too! Pull up to the eating bar or room enough for a small table, as desired. Main Living area enjoys the Exclusive 12 FT Ceilings only found on the top-floor! Large nearly 12 x 12 living room with New FAN/remote with ample space enough for relaxation. Enjoy watching Calgary's always-changing weather systems from the WEST/Northwest from your DECK. Luxe Carpeted Master Bedroom with Walk-thru closet to cheater 4pce Ensuite. Stackable in-suite Laundry and extra storage as well. 2nd Bedroom/Flex/Den with new LED lighting fixture, nearly 9 x 9FT to be used as desired. Extra Pantry storage recently added off-kitchen. Fantastic & Well-maintained Common Space throughout the grounds for the furry friends in this pet-friendly complex. Secured Titled Underground heated Parking



stall with ample visitor parking (guests can be buzzed in) with lockable storage cage. Bike Room Storage, Car wash for residents and coin-op soap dispenser. Quick access to downtown, MRU, minutes to Amenities of Garrison Woods, neighbourhood restaurants/pubs, Glenmore Trail, Stoney Trail, or great investment for the University Students. Eclectic mix of residents, young professionals, established folks for this Premium condo complex!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247344    |
| Price          | \$411,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 707         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1402, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Park, Secured Parking, Snow Removal, Visitor Parking, Other |
| Parking Spaces | 1                                                                                                   |

|              |                                              |
|--------------|----------------------------------------------|
| Parking      | Heated Garage, Parkade, Underground, Secured |
| # of Garages | 1                                            |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Quartz Counters, Soaking Tub, Track Lighting, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                       |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                                     |
| Cooling           | None                                                                                                                                  |
| # of Stories      | 4                                                                                                                                     |
| Basement          | None                                                                                                                                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting, Storage, Barbecue |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame     |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 26               |
| Zoning         | DC               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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