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GRASSROOTS REALTY GROUP

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3304, 95 Burma Star Road SW Calgary, Alberta

MLS # A2239265

$399,999

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	2	**Baths:**	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 470
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	High Ceilings		

Inclusions: NA

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!

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