

**2312, 95 Burma Star Road SW
Calgary, Alberta**

MLS # A2310721



\$199,999

Division:	Currie Barracks		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	471 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

LIMITED TIME OFFER! This thoughtfully designed 473-square-foot residence is priced to move and presents an exceptional opportunity for first-time buyers or savvy investors alike. The efficient open layout maximizes every inch of space and includes a private front porch, perfect for enjoying your morning coffee or unwinding in the evening. Built with durable concrete construction, the unit offers superior soundproofing and energy efficiency, while the modern kitchen features quartz countertops and gas appliances for everyday luxury. Condo fees include select major utilities, providing long-term cost savings and added value. While there is no enclosed bedroom, the flexible layout allows for a designated sleeping area, commonly enhanced with room dividers or curtains, and is included in the overall square footage. Underground there is a bike storage, and access to a shared car wash. Ideally located just 10 minutes from downtown and within walking distance to Mount Royal University, Currie Barracks offers strong rental demand, excellent walkability, nearby parks and amenities, and long-term appreciation potential—opportunities like this are rare and won't last.