

**2309, 95 Burma Star Road SW  
Calgary, Alberta**

**MLS # A2189324**



**\$259,900**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	473 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**LOW CONDO FEE AND HEALTHY RESERVE FUND.** Welcome to your new home nestled in the vibrant community of Currie Barracks! This delightful 472-square-foot apartment is intelligently designed to maximize space, making it ideal for first-time homebuyers entering the real estate market or investors expanding their portfolios. The efficient layout includes a private front porch for enjoying your morning coffee or unwinding in the evening. Built with durable concrete, the unit ensures excellent soundproofing and energy efficiency. The modern kitchen features gas appliances and quartz countertops, adding a touch of luxury to your daily routine, while condo fees covering some major utilities provide long-term savings. Although there is no standard bedroom, approximate dimensions of a potential sleeping area are provided, with many residents opting for dividers or curtains for privacy; this area is included in the overall living space measurements. Located just 10 minutes from downtown and within walking distance of Mount Royal University, Currie Barracks combines urban convenience with suburban tranquility. The community offers parks, amenities, and local shops, making it a prime location with high rental demand and strong potential for appreciation. Don't miss the chance to own this versatile and inviting home—schedule your viewing today with your favorite agent!