

# \$499,900 - 3205, 95 Burma Star Road Sw, Calgary

MLS® #A2197810

**\$499,900**

2 Bedroom, 2.00 Bathroom, 938 sqft  
Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

**\$20,000 PRICE ADJUSTMENT! | 2 TITLED UNDERGROUND PARKING STALLS | 2 STORAGE LOCKERS | CORNER UNIT | SOUTHEAST EXPOSURE ONTO PARK! | DOUBLE ENSUITE BATHROOMS |** In the last 4 years there have only been 5 units in Currie Barracks that have sold under \$520k with 2 Titled stalls! These units do not come up often! Here is your chance to secure a beautiful corner unit with a sunny exposure and ample parking! Welcome Home! This corner unit in the popular Axess building in Currie Barracks would be ideal for a small family, roommates or as an investment property! This unit provides tons of natural light and a more spacious feel with the tall ceilings and large windows. The white quartz counters (also in the bathrooms) and white flat paneled cabinetry also help the unit feel bright and fresh. The kitchen flows nicely into the dining and living spaces and the 2 bedrooms are located on either side of the unit for privacy. Both bedrooms have their own ensuites (one offers jack and jill access as a guest bathroom) and there is room for some storage in the unit (plus 2 storage cages, one for each underground parking stall) TWO titled stalls and a massive bicycle storage room so you don't need to take up space in your storage cages with your bikes. The balcony is spacious and overlooks Axess park, a beautiful courtyard for residents. Another great feature is both titled parking stalls are on their own in the parking area, meaning there are no cars



that park beside your stalls which is amazing for avoiding damage from other car doors! Located in a prime location with access to multiple breweries, urban walking paths, Mt Royal University, immediate access to Crowchild, Glenmore and Sarcee Trail means its always convenient to venture out to your favorite locations around Calgary. Currie Barracks offers a truly unique neighborhood that pays homage to the storied past of the area, from the Currie life website - "Today, Currie stands as a beacon of new urbanism, linking past, present and future in one brilliant setting. Known well by generations of Canadians, Currie's rich heritage dates back to the 1930s where it began as a Canadian Armed Forces Base. Originally created as an employment project during the Great Depression, it represents a significant milestone for the military's establishment in Alberta. Since then, Currie has continued its legacy of optimism, momentum and positive growth".

Built in 2017

### **Essential Information**

MLS® #	A2197810
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3205, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A9

### **Amenities**

Amenities	Bicycle Storage
Parking Spaces	2
Parking	Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	48
Zoning	DC
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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