

# \$355,000 - 3113, 95 Burma Star Road Sw, Calgary

MLS® #A2218468

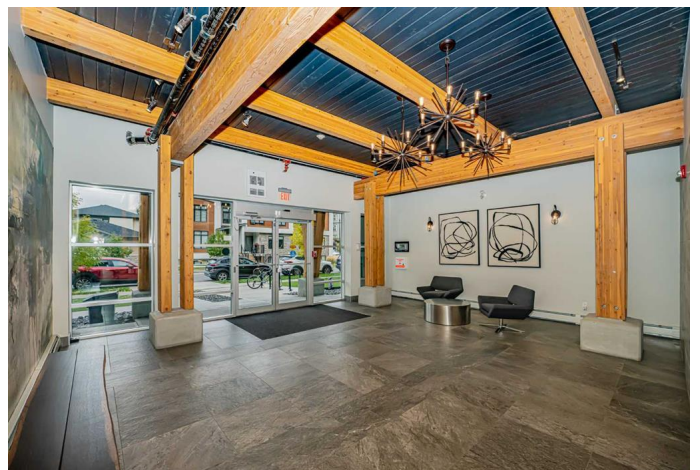
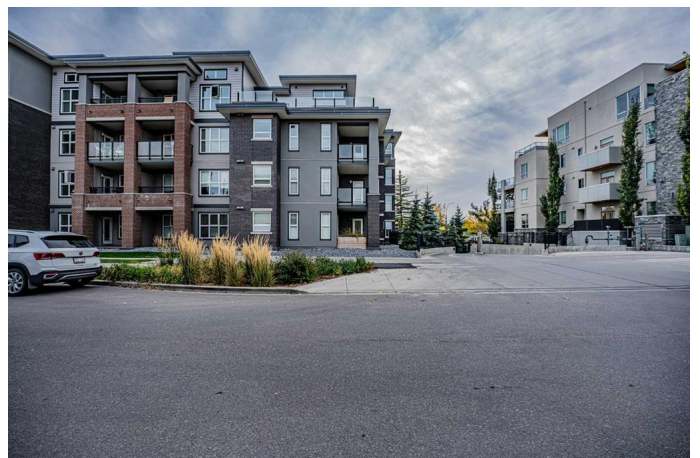
**\$355,000**

1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to the Axess building, nestled in the heart of the historic Currie Barracks community! This beautifully designed 1-bedroom + den unit offers a bright, south-facing exposure overlooking serene, lush greenery. From the moment you step inside, you're greeted by luxurious vinyl plank flooring and an abundance of natural light streaming through oversized windows. The kitchen is a standout feature, with a modern mix of crisp white and rich dark cabinetry, sleek quartz countertops, a stylish designer tile backsplash, and premium stainless steel appliances—including a gas stove. An open counter connects seamlessly to the dining area, making it an ideal space for both everyday living and entertaining guests. The spacious living room extends onto a private balcony with a gas BBQ hookup, perfect for enjoying warm summer evenings and stunning, unobstructed southern views. Surrounded by mature trees and landscaped green space, this outdoor area is a peaceful retreat right at home. The large primary bedroom features a walk-through closet leading to an elegant 4-piece bathroom, complete with tile flooring, quartz counters, and a relaxing soaker tub. Additional features include in-suite laundry, heated underground parking with a convenient car wash bay, and a secure storage locker located directly in front of your parking stall. Located just steps from Mount Royal University, scenic parks and pathways, local shopping, and with quick



access to Crowchild Trail, Marda Loop, and downtown, this home offers the perfect blend of comfort, style, and convenience. Truly a remarkable place to call home.

Built in 2017

**Essential Information**

MLS® #	A2218468
Price	\$355,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	3113, 95 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A9

**Amenities**

Amenities	Bicycle Storage, Car Wash, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Construction	Composite Siding, Concrete, Stucco, Wood Frame

## Additional Information

Date Listed	May 7th, 2025
Days on Market	3
Zoning	DC

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.