

# \$410,000 - 1403, 95 Burma Star Road Sw, Calgary

MLS® #A2239766

**\$410,000**

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Experience elevated urban living in this TOP FLOOR SUITE located in the sought-after Axess building, nestled in the vibrant community of Currie Barracks. Bathed in west-facing light, this contemporary unit impresses with SOARING 12-FOOT CEILINGS and oversized windows that flood the space with sunshine. Stylish luxury vinyl plank floors lead you through the open-concept layout, where a sleek chef's kitchen awaits – featuring a striking blend of white and dark cabinetry, quartz countertops, stainless steel appliances including a gas stove, and a statement tile backsplash. The kitchen seamlessly connects to the dining area and spacious living room, which opens to a private balcony – the ideal sunset-viewing spot, complete with a gas BBQ hookup and sweeping westward vistas. Stay comfortable year-round with central A/C. The primary bedroom offers a peaceful retreat with a walk-through closet and direct access to a spa-inspired 4-piece bathroom showcasing a deep soaker tub, quartz counters, and tiled flooring. A second room across the hall offers flexibility for a home office, guest room, or creative studio. Additional highlights include in-suite laundry, titled underground parking with a convenient car wash bay, and a secure storage locker. Located just steps from Mount Royal University, parks, walking trails, and historic landmarks, with easy access to Marda Loop, Crowchild Trail, and downtown. This turnkey penthouse is a rare opportunity in an



unbeatable location!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239766    |
| Price          | \$410,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 710         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1403, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Bicycle Storage, Car Wash, Elevator(s), Storage |
| Parking Spaces | 1                                                                             |
| Parking        | Stall                                                                         |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings                                   |
| Heating           | Forced Air                                                                                                                                                  |

|              |                           |
|--------------|---------------------------|
| Cooling      | Central Air, Wall Unit(s) |
| # of Stories | 4                         |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                       |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 6               |
| Zoning         | DC              |

## Listing Details

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

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