# \$314,900 - 3301, 95 Burma Star Road Sw, Calgary

MLS® #A2264750

## \$314,900

1 Bedroom, 1.00 Bathroom, 615 sqft Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

BUILDER SALE! Looking for upgrades in a spec unit? This might be the one. Welcome to the Axess building, located in the heart of the historic Currie Barracks community! This beautifully upgraded 1-bedroom unit features soaring 9-foot ceilings. Step inside to find luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The stylish kitchen showcases a modern blend of crisp white and dark cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and a designer tile backsplash. An open counter connects seamlessly to the dining area, perfect for entertaining. The spacious living room leads to a top-floor balcony with a gas BBQ line and unobstructed southern viewsâ€"the perfect place to relax and enjoy breathtaking sunsets. The generously sized primary bedroom features a walk-through closet with direct access to the elegant 4-piece bathroom, complete with tile flooring, quartz countertops, and a soaker tub. Just off the kitchen is a versatile nookâ€"ideal for extra storage or a small home office setup. Additional highlights include in-suite laundry, underground parking with a car wash, and a private storage locker located directly in front of your parking stall. All this in a prime locationâ€"steps from Mount Royal University, walking paths, parks, shopping, and with easy access via Crowchild Trail to Marda Loop and downtown Calgary. A truly exceptional opportunity to own in one of Calgary's







most desirable communities.

#### Built in 2017

#### **Essential Information**

MLS® # A2264750 Price \$314,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 615

Acres 0.00

Year Built 2017

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 3301, 95 Burma Star Road Sw

Subdivision Currie Barracks

City Calgary
County Calgary
Province Alberta
Postal Code T3E 8A9

#### **Amenities**

Amenities Car Wash, 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, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Stucco, Wood Frame

#### **Additional Information**

Date Listed October 22nd, 2025

Zoning DC

# **Listing Details**

Listing Office eXp Realty

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