

# \$309,900 - 3215, 95 Burma Star Road Sw, Calgary

MLS® #A2262661

**\$309,900**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Builder's Winter Promotion "While Quantities Last! Price won't last at this unbeatable location and value. 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 home features soaring 9-foot ceilings and a bright south-facing view overlooking lush greenery. Step inside to discover luxury vinyl plank flooring and an abundance of natural light streaming through oversized windows. The modern kitchen offers a stunning blend of crisp white and rich dark cabinetry, upgraded stainless steel appliances including a gas range, quartz countertops, and a designer tile backsplash. An extended counter seamlessly connects to the dining area—perfect for entertaining. The spacious living room opens to a top-floor balcony complete with a gas BBQ line and unobstructed southern views—ideal for relaxing and enjoying Calgary's beautiful sunsets. The generously sized primary bedroom features a walk-through closet with direct access to an elegant 4-piece bathroom complete with tile flooring, quartz countertops, and a deep soaker tub. Just off the kitchen, a versatile nook provides the perfect spot for a home office or additional storage. Additional highlights include in-suite laundry, heated underground parking with a car wash bay, and a private storage locker conveniently located in front of your parking stall. All this in a prime



locationâ€”just steps from Mount Royal University, scenic walking paths, parks, shopping, and with easy access to Marda Loop and Downtown Calgary via Crowchild Trail. A truly exceptional opportunity to own in one of Calgaryâ€™s most desirable communities!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262661          |
| Price          | \$309,900         |
| 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     | 3215, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

**Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Playground |
| Parking Spaces | 1                                                                                    |
| Parking        | Underground                                                                          |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, 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, Wood Frame     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | DC                |

## Listing Details

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

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