

# \$964,900 - 120 Burma Star Road Sw, Calgary

MLS® #A2194662

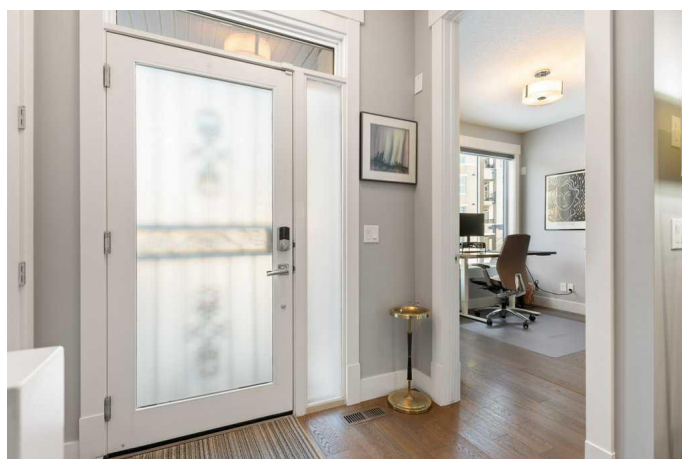
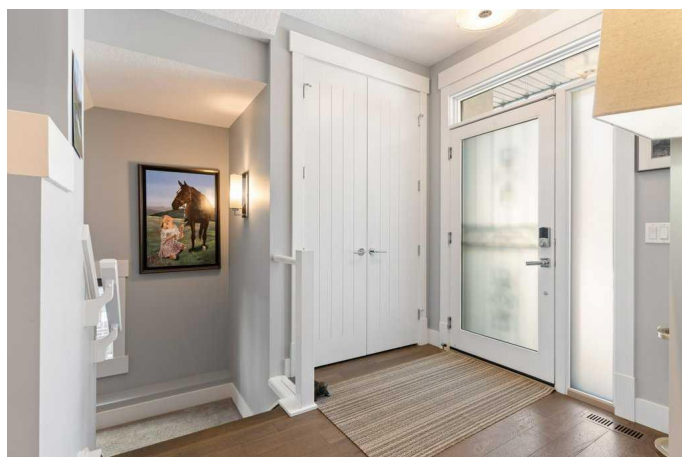
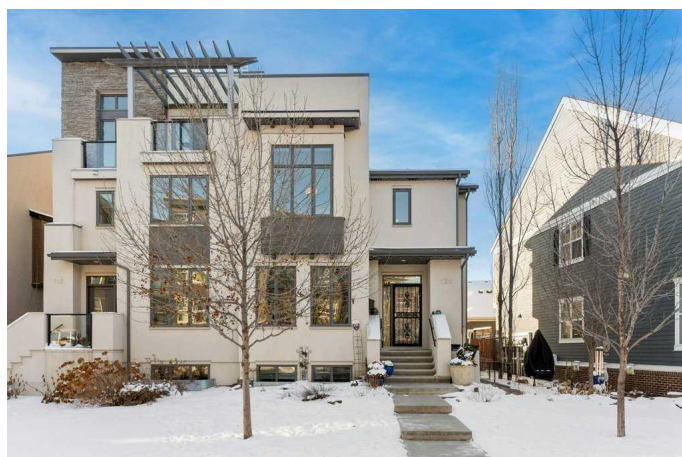
**\$964,900**

3 Bedroom, 4.00 Bathroom, 1,836 sqft

Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

This gorgeous home is nestled in the heart of Currie Barracks, highlighting quality and craftsmanship throughout. Upon entry, you will be welcomed by an open floor plan, boasting a large living room with upgraded electric fireplace, a large dining room, elegant and upgraded kitchen, separate den/office, and a 2-pce bathroom. The home office is bright, sunny and provides the perfect setting if you work from home! The west-facing patio, accessible from the kitchen, is spacious enough for entertaining family and friends from spring to fall. Take a walk up the open staircase and you will find two spacious primary bedrooms. The first bedroom features a coffered ceiling, an elegant five-piece ensuite with dual vanities, a soaker tub, a separate shower, and a spacious walk-in closet equipped with extensive built-in shelving and drawers. The second bedroom boasts a vaulted ceiling, 4-pce ensuite and a large closet. Rounding out the upper level is a recently upgraded laundry room with both upper and lower cabinetry. The professionally developed basement holds a large family room, a third bedroom and a 4-pce bathroom. Additional benefits include upgraded hardwood and tile flooring, upgraded lighting, air conditioning, new asphalt shingles, underground sprinklers, exterior lighting, front and rear landscaping, including turf and a security door at the front entrance. Currie Barracks offers a vibrant inner-city lifestyle with amenities including an Airplane



Playground, Currie Bark Park, outdoor skating rink, and a splash park with washrooms and shower opening in the spring. Also, within walking distance to MRU, Marda Loop, Shopping, Restaurants, Coffee Shops, Daycares and more. Finally, Downtown, Chinook Mall and major roadways are all just a 5-10-minute drive away. Do not miss this wonderful opportunity!

Built in 2015

### **Essential Information**

MLS® #	A2194662
Price	\$964,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,836
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	120 Burma Star Road Sw
Subdivision	Currie Barracks
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7Y4

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached, Insulated, Oversized
# of Garages	1

## Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Central Vacuum, French Door, Smart Home, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, Tankless Water Heater, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Underground Sprinklers, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 20th, 2025
Days on Market	56
Zoning	DC

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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