

# \$899,900 - 120 Burma Star Road Sw, Calgary

MLS® #A2224607

**\$899,900**

3 Bedroom, 4.00 Bathroom, 1,802 sqft  
Residential on 0.06 Acres

Currie Barracks, Calgary, Alberta

Bright, airy & beautifully upgraded 2+1 bedroom home in Currie Barracks that exudes pride of ownership offering over 2500 sq ft of developed living space! The open main level presents hardwood floors & high ceilings, showcasing the living room anchored by a feature fireplace, dining area with gorgeous light fixture & kitchen that's tastefully finished with quartz counter tops, eating bar, plenty of storage & stainless steel appliances. A private office is tucked away just off the foyer – perfect for a home office setup. Completing the main level are a mudroom & 2 piece powder room. The second level hosts 2 bedrooms, each with a private ensuite. The primary bedroom with tray ceiling boasts a walk-in closet with tons of built-in storage plus a luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. A second bedroom features ample closet space & a 4 piece ensuite. Laundry facilities are also conveniently located on the second level. Basement development includes a large recreation/media room – great for game or movie night. The fourth bedroom & a 4 piece bath are the finishing touches to the basement. Other notable features include central air conditioning & upgraded lighting. Outside, enjoy the beautifully landscaped front yard with underground sprinklers & back yard with private west facing patio – the perfect space for relaxing or outdoor entertaining. Parking is a breeze with an insulated single detached garage. The family oriented location



is incredibly convenient â€“ close to MRU, Axess & Valour Parks, Airport Playground, schools, shopping public transit & effortless access to Crowchild Trail.

Built in 2015

### Essential Information

MLS® #	A2224607
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,802
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	Insulated, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Tray Ceiling(s), Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Water Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Reverse Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	4
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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