

# \$829,000 - 105, 11 Burma Star Road Sw, Calgary

MLS® #A2220636

**\$829,000**

2 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

A rare opportunity in The Overture by Jayman®—this main floor corner unit offers nearly 1,500 sq.ft. of luxury single-level living in the heart of vibrant Currie Barracks. Enjoy the ease of a lock-and-leave lifestyle with the added bonus of an expansive, private wraparound garden terrace—featuring three distinct seating areas, perfect for outdoor entertaining or quiet mornings. Inside, this 2-bedroom plus den layout features hardwood flooring throughout, a chef-inspired kitchen with a waterfall island and high-end appliances, and a bright open-concept living space centered around a cozy gas fireplace. A glass-enclosed den just off the living room provides the perfect home office or reading retreat. The spacious primary suite includes a walk-in closet and elegant ensuite with dual vanities, soaker tub and walk-in shower. Additional features include air conditioning, in-suite laundry, two titled underground parking stalls, a large storage locker, and a well-managed, secure, pet-friendly building. Located in one of Calgary's most desirable inner-city communities, you're minutes from parks, shopping, Marda Loop, and downtown. This is the best of low-maintenance luxury living—don't miss it!

Built in 2015

## Essential Information

MLS® #

A2220636



|                |                   |
|----------------|-------------------|
| Price          | \$829,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,468             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 105, 11 Burma Star Road Sw |
| Subdivision | Currie Barracks            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3E 7Y9                    |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 2           |
| Parking        | Underground |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 4   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Other      |
| Construction      | Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 2              |
| Zoning         | DC             |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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