

# \$360,000 - 3308, 3308 Tuscarora Manor Nw, Calgary

MLS® #A2201204

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Attention investors and homebuyers! Discover this beautifully designed 2-bedroom, 2-bath condo in the highly sought-after Tuscany community. Enjoy panoramic mountain views and breathtaking sunsets from your expansive private balcony, which also overlooks parks and a playing field to the west. This prime location is just steps from scenic walking trails and only one block from the C-Train, offering both convenience and a peaceful retreat. Inside, the open-concept layout is bathed in natural light, featuring neutral tones that create a warm and inviting atmosphere. The modern kitchen with stainless appliances and spacious primary bedroom both offer stunning views, while the ensuite laundry provides ample storage. The main bath includes a luxurious soaking tub for ultimate relaxation. Parking is effortless spaceâ€™one titled underground . Donâ€™t miss this incredible opportunity to own a stylish and well-located home in one of Calgaryâ€™s most desirable neighborhoods!



Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201204  |
| Price          | \$360,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,071     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1999              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3308, 3308 Tuscarora Manor Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L2J9                        |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Underground          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                    |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 3   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Playground             |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 48               |
| Zoning         | M-C1             |
| HOA Fees       | 213              |
| HOA Fees Freq. | ANN              |

### Listing Details

Listing Office

First Place Realty

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