

**3308, 3308 Tuscarora Manor NW
Calgary, Alberta**

MLS # A2201204



\$360,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,071 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 596

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

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 space—one titled underground . Don’t miss this incredible opportunity to own a stylish and well-located home in one of Calgary’s most desirable neighborhoods!