

\$325,000 - 3115, 3115 Tuscarora Manor Nw, Calgary

MLS® #A2199729

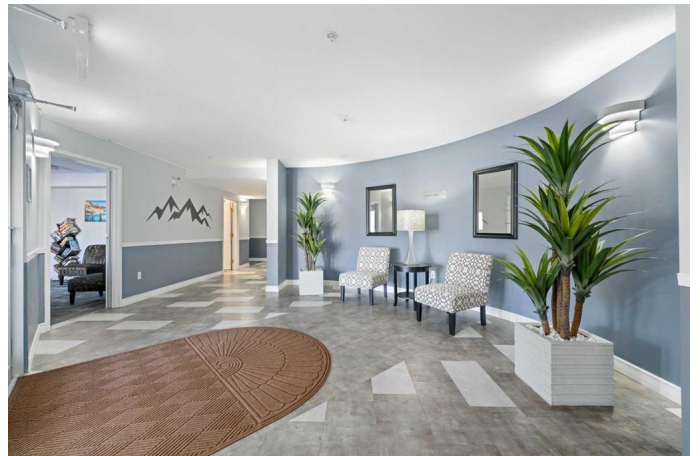
\$325,000

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Step into this beautifully updated 2-bedroom, 1-bathroom ground-floor apartment (with underground parking) that perfectly balances comfort and convenience. Located in a prime spot, commuting is effortless with the Tuscany C-Train Station just a short 10-minute walk away, making downtown access a breeze. Nestled in the sought-after community of Tuscany, Calgary, this location offers more than just a home—it provides a lifestyle. With multiple schools, daycares, and the Tuscany shopping area nearby—home to Sobeys, Starbucks, Scotiabank, and more—everything you need is just minutes away. Inside, you'll find gorgeous updates throughout the years, including vinyl flooring, newer lighting, and modern stainless steel appliances. The front foyer provides a coat closet and a separate storage room, ideal for seasonal items or extra belongings. The spacious living room is a cozy retreat, filled with natural light streaming in through large sliding doors that open onto a sizeable patio—perfect for outdoor relaxation or entertaining. The adjoining dining area is perfectly sized for hosting, while the kitchen offers ample counter space, plenty of cabinetry, and newer stainless steel appliances. Plus, the in-suite laundry features a newer washer/dryer combo for added convenience. Both bedrooms are bright and airy, featuring large windows that allow plenty of natural light to pour in. The primary bedroom also includes a walk-in closet and lastly the 4-piece bathroom is well-appointed



and ready to enjoy. Outdoor enthusiasts will love the parks, playgrounds, and scenic walking/bike paths with breathtaking mountain views, while families and professionals alike will appreciate the welcoming atmosphere and strong community feel. A perfect blend of style, comfort, and unbeatable locationâ€”this is the home you've been waiting for!

Built in 1999

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2199729 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 850 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 3115, 3115 Tuscarora Manor Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2J9 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 29 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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