

# \$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	39
Zoning	M-C1
HOA Fees	213
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.