# \$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 homeâ€"it provides a lifestyle. With multiple schools, daycares, and the Tuscany shopping area nearbyâ€"home to Sobeys, Starbucks, Scotiabank, and moreâ€"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 fover 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 patioâ€"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 43

Zoning M-C1

# **Listing Details**

Listing Office MaxWell Canyon Creek

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