

**3204, Tuscarora Tuscarora Manor NW**  
**Calgary, Alberta**

**MLS # A2180403**



**\$359,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 586
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, No Animal Home, No Smoking Home		

**Inclusions:** none

Investor Alert! Don't miss this exceptional 2-bedroom, 2-bath end unit in the highly sought-after Tuscany community! Perfectly situated just steps from scenic community walkways and only one block from the C-Train, this home offers the ultimate in convenience and serene living. Enjoy breathtaking mountain views and stunning sunsets from your private, spacious balcony. The interior boasts gorgeous hardwood-look luxury vinyl plank flooring, a sleek, modern kitchen with new gloss white cabinetry, and ample desk space. The stainless steel appliances complete the package. Included is titled underground parking, adding even more value to this rare opportunity. A must-see in a prime location!