

# \$369,000 - 3308, 3308 Tuscarora Manor Nw, Calgary

MLS® #A2201204

**\$369,000**

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 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!



Built in 1999

## Essential Information

MLS® #	A2201204
Price	\$369,000
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	27
Zoning	M-C1
HOA Fees	213
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

First Place Realty

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