

# \$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	28
Zoning	M-C1

## Listing Details

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

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.