



GRASSROOTS
REALTY GROUP

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**3305, 3000 Tuscarora Manor NW
Calgary, Alberta**

MLS # A2285915



\$344,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Wake up to mountain views. Come home to Tuscany. And enjoy the kind of top-floor living that just feels better. Perched on the top level of a beautifully maintained complex facing green space, this almost 1,000 sq ft, 2-bedroom, 2-bath condo offers privacy, natural light, and those coveted west-facing views of the Rockies. No neighbours above you. No compromise on style. Just smart design and thoughtful updates from end to end. The kitchen is where this home truly shines. Tastefully updated with new appliances, refreshed hardware, and a clean, modern aesthetic, it offers generous prep space and storage while giving you those luxurious vibes. It's functional, polished, and designed for real life — whether that's weeknight dinners or a quiet Sunday morning coffee with mountain views in the background. Brand new luxury vinyl plank flooring runs seamlessly throughout the entire home, creating warmth and continuity from room to room. Fresh paint gives the space a crisp, move in ready feel. Both bathrooms have been tastefully updated with quartz counters, offering a cohesive, elevated finish that feels current without being trendy. Plumbing fixtures, door hardware, baseboards and several other updates have been added over the last year. The layout is ideal — two well sized bedrooms thoughtfully positioned for privacy, including an oversized primary retreat with walk through closet and its own ensuite. Both bedrooms are ample in size with large windows drenching the rooms with that ideal west facing light. Whether you're a first-time buyer or a downsizer, the floor plan simply works. The building also offers a rentable party room, a cozy den/lounge area and is spotlessly clean as well as meticulously maintained throughout. Beyond the unit itself, the lifestyle here is hard to beat. You're walking distance to the

Tuscany C-Train station, with easy access downtown when you need it. Groceries, gas and the pharmacy is only a quick 15 minute walk. Pathways and bike trails are right outside your door for evening strolls or weekend rides. And with Stoney Trail just minutes away, getting anywhere in the city — or out to the mountains — is effortless. Mountain views. Top-floor privacy. Thoughtful updates. A well-managed, beautifully maintained development in one of NW Calgary’s most desirable communities. This one checks all the boxes — and then some