



**2105, 2105 Tuscarora Manor NW
Calgary, Alberta**

MLS # A2294844



\$345,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,000 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Hardwood, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 621 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this MOVE IN READY 2 bedroom, 2 bath, main floor unit at Tuscarora Manor backing onto GREENSPACE! Love the 1000 sq. ft. LIVING space. As you enter you'll notice the beautiful engineered hardwood floor taking you into a Bright, Welcoming, OPEN FLOOR plan. The kitchen, with SS appliances, is a perfect size and with the breakfast bar makes it convenient for a quick meal. There is also dedicated dining for family style "sit downs." Over the last 5 years the owner has updated most appliances. The living room is nice and bright with patio doors opening onto that greenspace out back. This gives a sense of having a yard without having to mow!.... Great area to spend with a morning coffee or evening BBQ. I hear even the moose come for a visit. Back inside the 2 bedrooms are an ample size and both face the green area. The master bedroom has a walk through closet to the 4 piece ensuite. The 2nd bedroom is perfect for guests or an office. Completing all you need is a Laundry room with Storage . Tuscarora Manor is conveniently located near the Tuscany LRT and Crowfoot Shopping District. Tuscany also has its own shopping area with Groceries, Coffee Shops and Restaurants. Stoney Trail and Crowfoot Trail make it an easy commute to work or out to the MOUNTAINS. This unit comes with 1 TITLED underground parking stall, #68, and an Assigned outside stall, #68. The building itself has a couple common areas one being the library/visiting area by the main doors and the other is a banquet room with kitchen for larger gatherings. The condo fee includes electricity which is a bonus. View this condo Today and Live here Tomorrow!