



**2212, 2212 Tuscarora Manor NW  
Calgary, Alberta**

**MLS # A2302720**



**\$339,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this spacious and beautifully maintained condo in the sought-after Tuscarora Manor. Offering 1,059 sq. ft. this ideal condo is one of the largest floor plans in the complex and in immaculate condition. This bright and inviting two-bedroom, two-bathroom condo features new flooring throughout and an ideal open main area layout that feels welcoming from the moment you step inside. The kitchen is both functional and generous, with ample cabinetry and counter space, a convenient breakfast bar, and seamless flow into the spacious dining area perfect for everyday living and entertaining. The east-facing living room is filled with natural light from large patio doors, which lead to a private balcony overlooking a quiet green space, an outdoor space to relax and unwind. The large primary bedroom offers a comfortable retreat with a walk-through closet and private four-piece ensuite. A very well-sized second bedroom provides flexibility for guests or a home office and is conveniently located next to the main four-piece bathroom. Additional highlights include a dedicated laundry room, an exceptionally large in-suite storage area, and a titled underground parking stall. Residents enjoy access to excellent building amenities, including a library, a cozy lounge/den area, and a rentable social room with kitchen facilities perfect for hosting larger gatherings. The building is spotlessly clean and meticulously maintained, reflecting pride of ownership throughout. Condo fees include electricity, heat, and water offering added value and ease for monthly budgeting. Ideally located in the heart of Tuscany, you are just steps from the Tuscany LRT and a quick drive to Tuscany Market, and Crowfoot Crossing. With quick access to Stoney Trail and Crowchild Trail, commuting downtown or heading to the mountains is effortless. This quiet, well-managed

complex offers a wonderful balance of comfort, convenience, and lifestyle. Schedule your private showing today