



**1301, 1301 Tuscarora Manor NW  
Calgary, Alberta**

**MLS # A2303662**



**\$338,800**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 592
<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, Ceiling Fan(s), Open Floorplan		

**Inclusions:** none

TOP FLOOR & CORNER UNIT with no one above, Mountain views, and a private Balcony, this bright and beautifully maintained condo in Tuscany offers 2 Bedrooms, 2 Bathrooms, and 1,021 sq ft of comfortable living space. Ideally located near pathways, parks, and everyday amenities, this exceptional home combines privacy, functionality, and scenic surroundings in one of Northwest Calgary's most desirable communities. Step inside and be greeted by upgraded Vinyl Plank flooring and a spacious open-concept layout designed for easy everyday living and entertaining. The inviting Living Room is filled with natural light from its South-East-facing windows and enjoys open views toward the nearby greenspace and pathways. Patio doors lead to the private Balcony, where South-West-facing exposure provides an ideal setting to relax, enjoy the sunset, and take in the Rocky Mountain views. The Kitchen is bright and functional, featuring ample counter space, generous cabinetry, a raised breakfast bar, and a corner window that brings in additional natural light. The adjacent Dining Room offers excellent space for family meals or hosting guests while maintaining an open and connected flow to the main living area. The thoughtfully designed floorplan provides excellent bedroom separation for added privacy. The spacious Primary Bedroom features dual windows, a ceiling fan, and a private 4-piece ensuite. The second Bedroom is also well-sized with a ceiling fan and is conveniently located beside the additional 4-piece Bathroom, making it ideal for guests, family, or a Home Office. A dedicated in-unit Laundry Room with extra storage space adds everyday convenience. Recent updates include newer Paint (2025), newer Refrigerator (2023), and upgraded \$2,000 Baseboard Heater Covers for a clean, modern finish. This home also includes an assigned parking stall

ideally located directly in front of the building entrance for easy access. Well-managed building amenities include a Party Room and Bike Storage. Condo fees include Electricity, Heat, and Water for added monthly value and convenience. Perfectly positioned next to a Baseball diamond, Tuscarora Soccer Field, and nearby pathways leading to 12 Mile Coulee and the popular Tuscany Off Leash Area. Just short walk to Tuscany C-Train Station for easy downtown commuting. Residents enjoy close proximity to schools, shopping, restaurants, parks, and transit. Convenient access to Stoney Trail, Crowchild Trail, and Highway 1A makes commuting simple whether heading downtown or west toward the mountains. Exceptional opportunity to own a bright and private top floor condo with views, space, and an outstanding Tuscany location&mdash;book your private showing today.