



**3204, # Tuscarora Manor NW
Calgary, Alberta**

MLS # A2180403



\$359,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	944 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Dry Bar, No Animal Home, No Smoking Home		

Inclusions: none

Investor Alert! Don't miss this exceptional 2-bedroom, 2-bath end unit in the highly sought-after Tuscany community! Perfectly situated just steps from scenic community walkways and only one block from the C-Train, this home offers the ultimate in convenience and serene living. Enjoy breathtaking mountain views and stunning sunsets from your private, spacious balcony. The interior boasts gorgeous hardwood-look luxury vinyl plank flooring, a sleek, modern kitchen with new gloss white cabinetry, and ample desk space. The stainless steel appliances complete the package. Included is titled underground parking, adding even more value to this rare opportunity. A must-see in a prime location!