



**GRASSROOTS**  
REALTY GROUP

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**3212, 3212 Tuscarora Manor NW**  
**Calgary, Alberta**

**MLS # A2208302**



**\$360,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** OTR Microwave (as-is)

**\*\*Buyer's Notice\*\*** This is the one you've been waiting for! Larger square feet, Mountain View, and better design. Check out the pictures and floor plan - this unit features 2 bedrooms, 2 bathrooms, and an indoor titled parking stall. **\*\*Shop and Compare\*\*** This impressive 2nd-floor condo features private, west-facing mountain and sunset views. With over 1054 sq ft of living space, this home is the best plan in the building! The airy living areas are bright and open, featuring a spacious great room with a corner gas fireplace and patio doors that lead to a large deck with stunning views. The Kitchen features classic white cabinets, an island, and upgraded stainless steel appliances. The main primary bedroom measures 15' x 12' and features a walk-through closet and a full en-suite bathroom. Additionally, this home features in-suite storage and laundry facilities. Great location, situated beside shopping, banks, transit, LRT, schools, and parks. Incredible design, value, and views too! Call your friendly REALTOR(R) to book a viewing! Note: JULY 2025 POSSESSION available.