

# \$360,000 - 3212, 3212 Tuscarora Manor Nw, Calgary

MLS® #A2208302

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

**\*\*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.

Built in 1999

## Essential Information

MLS® # A2208302

Price \$360,000

Bedrooms 2



**3212 TUSCARORA MANOR NW**  
RE/CA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 1053.99 Sq Ft. / 97.91 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1053.99 Sq Ft. / 97.91 m<sup>2</sup>



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,054             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 3212, 3212 Tuscarora Manor Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 2J9                       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Underground                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                 |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas, Mantle  |
| # of Stories      | 1   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                      |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 3rd, 2025

Days on Market            36

Zoning                        M-C1

### **Listing Details**

Listing Office                Jayman Realty Inc.

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