

# \$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

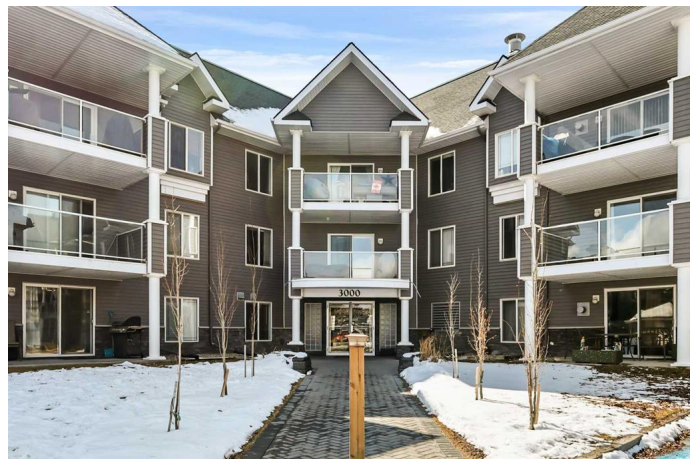
**\*\*Buyer's Notice\*\*** This is the one you've been waiting for! Larger square feet, Mountain View, and better design. Check out the pictures and floor plan - this unit features 2 bedrooms, 2 bathrooms, and an indoor titled parking stall.

**\*\*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: SUMMER 2025 POSSESSION available.

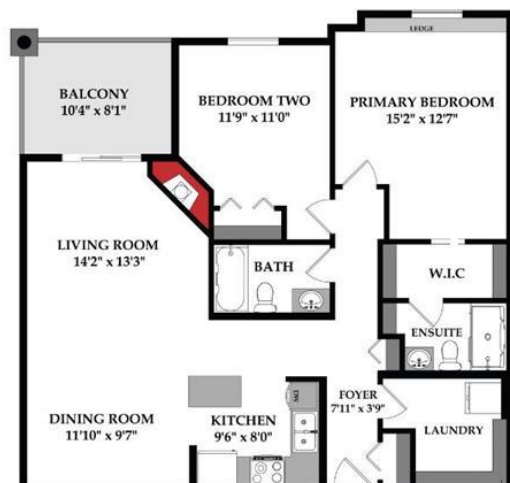
Built in 1999

## Essential Information

MLS® #	A2208302
Price	\$360,000
Bedrooms	2



**3212 TUSCARORA MANOR NW**  
RECMEASUREMENT 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       8

Zoning                 M-C1

### **Listing Details**

Listing Office           Jayman Realty Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.