

# \$348,000 - 1115, 1115 Tuscarora Manor Nw, Calgary

MLS® #A2249154

**\$348,000**

2 Bedroom, 1.00 Bathroom, 850 sqft

Residential on 0.00 Acres

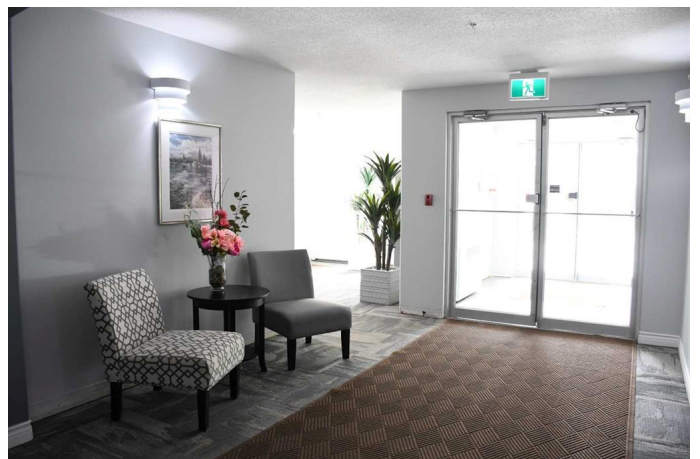
Tuscany, Calgary, Alberta

Tuscarora Manor is a very desirable and well managed complex, it is minutes away from the Tuscany LRT station, and across from a massive green space. This great main floor 2 bedroom one bathroom condo has sunny south exposure and is very bright. The open living dining room is very spacious, with a cozy gas fireplace, and a large patio door leads to a private little patio, perfect for chilling out. The kitchen is compact and well lit, with lots of cupboards and counter spaces. The primary bedroom has a walk-in closet, the second bedroom is well sized. There is also a storage space and in-suite washer/dryer, Recently renovated with new vinyl plank floor throughout, no carpet! Easy access to Stoney Trail, minutes away from the Tuscany Market and schools. The parking stall is right outside the unit. A perfect starter home for the young professionals, or for those who want to downsize. Vacant and ready for quick possession!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249154  |
| Price          | \$348,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 850       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1999              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1115, 1115 Tuscarora Manor Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 3J9                       |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Visitor Parking |
| Parking Spaces | 1                                                 |
| Parking        | Assigned, Stall                                   |
| # of Garages   | 1                                                 |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan                 |
| Appliances        | Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Hot Water                                              |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Mantle                                                       |
| # of Stories      | 3                                                                 |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-C1 d75          |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Golden Keys Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.