



**DJ Golden**  
**REAL ESTATE**

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**3308 Tuscarora Manor NW**  
**Calgary, Alberta**

**MLS # A2229959**



**\$349,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Tuscany                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 999 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |
|-------------|---------------------------------|
| Heating:    | Baseboard                       |
| Floors:     | Laminate, Tile                  |
| Roof:       | -                               |
| Basement:   | -                               |
| Exterior:   | Stone, Vinyl Siding, Wood Frame |
| Foundation: | -                               |
| Features:   | Breakfast Bar, No Smoking Home  |

|            |          |
|------------|----------|
| Water:     | -        |
| Sewer:     | -        |
| Condo Fee: | \$ 596   |
| LLD:       | -        |
| Zoning:    | M-C1 d75 |
| Utilities: | -        |

**Inclusions:** N/A

Attention investors and homebuyers! Discover this beautifully designed 2-bedroom, 2-bath condo in the highly sought-after Tuscany community. Enjoy panoramic mountain views and breathtaking sunsets from your expansive private balcony, which also overlooks parks and a playing field to the west. This prime location is just steps from scenic walking trails and only one block from the C-Train, offering both convenience and a peaceful retreat. Inside, the open-concept layout is bathed in natural light, featuring neutral tones that create a warm and inviting atmosphere. The modern kitchen with stainless appliances and spacious primary bedroom both offer stunning views, while the ensuite laundry provides ample storage. The main bath includes a luxurious soaking tub for ultimate relaxation. Parking is effortless space&mdash;one titled underground . Don&rsquo;t miss this incredible opportunity to own a stylish and well-located home in one of Calgary&rsquo;s most desirable neighborhoods!