

**1115, 1115 Tuscarora Manor NW**  
**Calgary, Alberta**

**MLS # A2249154**



**\$348,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                   |                   |          |
|--------------------|---------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water                              | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                 | <b>Condo Fee:</b> | \$ 497   |
| <b>Basement:</b>   | -                                                 | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                          | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | -                                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan |                   |          |

**Inclusions:** None

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!