

\$349,900 - 2201, 2201 Tuscarora Manor Nw, Calgary

MLS® #A2199879

\$349,900

2 Bedroom, 2.00 Bathroom, 1,021 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Rare opportunity to own a sought-after SW corner unit in Tuscany with stunning mountain views! This bright and spacious 2-bedroom, 2-bathroom condo is ideally designed for privacy, with bedrooms on opposite sides of the unit—perfect for roommates or guests. The open-concept living area features a stylish kitchen with stainless steel appliances, a contemporary mosaic tile backsplash, and an oversized raised breakfast bar that's perfect for casual meals. The primary bedroom easily fits a king-size bed and includes a private 4-piece ensuite. The second bedroom offers a convenient Murphy bed, and offers a desk and built-in cabinetry for storage, ideal for home office use. Enjoy the convenience of in-suite laundry with extra storage, plus two parking stalls—one titled underground with an enormous storage locker and a surface stall large enough for a truck. Just a 5-minute walk to the Tuscany LRT Station, this location offers easy commuting. All utilities, including electricity, are covered in the condo fees. With breathtaking mountain views, abundant green spaces, and family-friendly atmosphere, Tuscany residents also enjoy access to the Tuscany Club, a private community centre offering year-round activities, skating rinks, tennis courts, and playgrounds, as well as baseball diamonds, a soccer field and playground right across the street! The area is filled with walking and biking trails, connecting to the city's extensive pathway system. Tuscany is home to excellent schools,



shopping centres, and restaurants

Built in 1999

Essential Information

MLS® #	A2199879
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2201, 2201 Tuscarora Manor Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J9

Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Assigned

Interior

Interior Features	Built-in Features, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features Balcony
Construction Vinyl Siding, Wood Frame

Additional Information

Date Listed March 6th, 2025
Days on Market 8
Zoning M-C1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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