



THE
A-TEAM

**RE/MAX
FIRST**

3204 TUSCARORA Manor #NA, Calgary T3L2J9

MLS® #: **A2180403**

Area: **Tuscany**

Listing Date: **11/20/24**

List Price: **\$357,500**

Status: **Active**

County: **Calgary**

Change: **-\$300, 19-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **943**
Low Sqft:
Ttl Sqft: **943**

Titled, Underground

DOM

31

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Dry Bar, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 12`4"	Bedroom	Main	11`9" x 10`6"
Kitchen	Main	8`1" x 7`10"	Dining Room	Main	9`4" x 8`2"
Living Room	Main	15`1" x 13`7"	4pc Bathroom	Main	7`5" x 4`11"
4pc Ensuite bath	Main	8`1" x 4`11"	Laundry	Main	7`8" x 4`10"
Balcony	Main	10`4" x 8`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$586

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 9912534

Remarks

Pub Rmks: **Investor Alert! Don't miss this exceptional 2-bedroom, 2-bath end unit in the highly sought-after Tuscany community! Perfectly situated just steps from scenic community walkways and only one block from the C-Train, this home offers the ultimate in convenience and serene living. Enjoy breathtaking mountain views and stunning sunsets from your private, spacious balcony. The interior boasts gorgeous hardwood-look luxury vinyl plank flooring, a sleek, modern kitchen with new gloss white cabinetry, and ample desk space. The stainless steel appliances complete the package. Included is titled underground parking, adding even more value to this rare opportunity. A must-see in a prime location!**

Inclusions: none
Property Listed By: First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





