



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3204 TUSCARORA Manor #3204, Calgary T3L2J9**

MLS® #: **A2180403**

Area: **Tuscany**

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

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **+\$4k, 21-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **943**  
Low Sqft:  
Ttl Sqft: **943**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Titled, Underground**

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, Range Hood, Refrigerator, Washer**  
Int Feat: **Dry Bar, No Animal Home, No Smoking Home**

Utilities:

Room Information

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Bedroom - Primary | Main  | 13`4" x 12`4" |
| Kitchen           | Main  | 8`1" x 7`10"  |
| Living Room       | Main  | 15`1" x 13`7" |
| 4pc Ensuite bath  | Main  | 8`1" x 4`11"  |
| Balcony           | Main  | 10`4" x 8`11" |

| Room         | Level | Dimensions    |
|--------------|-------|---------------|
| Bedroom      | Main  | 11`9" x 10`6" |
| Dining Room  | Main  | 9`4" x 8`2"   |
| 4pc Bathroom | Main  | 7`5" x 4`11"  |
| Laundry      | Main  | 7`8" x 4`10"  |

Legal/Tax/Financial

Condo Fee:  
**\$586**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **9912534**

Remarks

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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**

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