



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3115 TUSCARORA Manor #3115, Calgary T3L 2J9**

MLS® #: **A2199729**      Area: **Tuscany**      Listing Date: **03/06/25**      List Price: **\$325,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 13-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1999**

Finished Floor Area  
 Abv Sqft: **849**  
 Low Sqft:  
 Ttl Sqft: **849**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$505**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq: **Monthly**

Legal Desc: **9912534**

Remarks

Pub Rmks: **Step into this beautifully updated 2-bedroom, 1-bathroom ground-floor apartment (with underground parking) that perfectly balances comfort and convenience. Located in a prime spot, commuting is effortless with the Tuscany C-Train Station just a short 10-minute walk away, making downtown access a breeze. Nestled in the sought-after community of Tuscany, Calgary, this location offers more than just a home—it provides a lifestyle. With multiple schools, daycares, and the Tuscany shopping area nearby—home to Sobeys, Starbucks, Scotiabank, and more—everything you need is just minutes away. Inside, you'll find gorgeous updates throughout the years, including vinyl flooring, newer lighting, and modern stainless steel appliances. The front foyer provides a coat closet and a separate storage room, ideal for seasonal items or extra belongings. The spacious living room is a cozy retreat, filled with natural light streaming in through large sliding doors that open onto a sizeable patio—perfect for outdoor relaxation or entertaining. The adjoining dining area is perfectly sized for hosting, while the kitchen offers ample counter space, plenty of cabinetry, and newer stainless steel appliances. Plus, the in-suite laundry features a newer washer/dryer combo for added convenience. Both bedrooms are bright and airy, featuring large windows that allow plenty of natural light to pour in. The primary bedroom also includes a walk-in closet and lastly the 4-piece bathroom is well-appointed and ready to enjoy. Outdoor enthusiasts will love the parks, playgrounds, and scenic walking/bike paths with breathtaking mountain views, while families and professionals alike will appreciate the welcoming atmosphere and strong community feel. A perfect blend of style, comfort, and unbeatable location—this is the home you've been waiting for!**

Inclusions: **None**  
Property Listed By: **MaxWell Canyon Creek**

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

















