

2212, 2212 Tuscarora Manor NW
Calgary, Alberta

MLS # A2302720



\$329,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,059 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo featuring 1,059 sq. ft. of thoughtfully designed living space, one of the largest floor plans in the complex. This highly desirable layout offers exceptional functionality, with condo fees that include electricity, heat, and water. This bright and inviting condo features new flooring throughout and an ideal open main living area layout that feels welcoming from the moment you step inside. The kitchen is both functional and generous, with ample cabinetry and counter space, a convenient breakfast bar, and seamless open flow into the spacious dining area perfect for everyday living and entertaining. The east-facing living room is filled with natural light from large patio doors, which lead to a private balcony overlooking a quiet green space, an outdoor space to relax and unwind. The large primary bedroom offers a comfortable retreat with a walk-through closet and private four-piece ensuite. A very well-sized second bedroom provides flexibility for guests or a home office and is conveniently located next to the main four-piece bathroom. Additional highlights include a dedicated laundry room, an exceptionally large in-suite storage area, and a titled underground parking stall. Residents enjoy access to excellent building amenities, including a library, cozy lounge/den area, and a rentable social room with kitchen facilities perfect for hosting larger gatherings. The building is spotlessly clean and meticulously maintained. Ideally located in the heart of Tuscany, just steps from the Tuscany LRT and a quick drive to Tuscany Market, and Crowfoot Crossing. With quick access to Stoney Trail and Crowchild Trail, commuting downtown or heading to the mountains is effortless. This quiet, well-managed complex offers a wonderful balance of comfort, convenience, and lifestyle. Schedule your private showing today