

\$334,900 - 1204, 1000 Tuscarora Manor Nw, Calgary

MLS® #A2090575

\$334,900

2 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Don't miss the opportunity to own this quiet condo located in the vibrant community of Tuscany! This spacious 2-bedroom, 2-4 pc bathrooms unit offers a perfect blend of comfort and convenience. Not only does it provide two parking stalls, with exit doors to parking stalls (which owners can remote start their cars from inside the condo) It also boasts a spacious balcony with a picturesque view of a dog walking path and the C-train. The interior of this condo has updated within the last 6 years with laminate floors, new light fixtures, appliances, and a fresh coat of paint. You'll also appreciate the coziness of the natural gas fireplace and the convenience of a natural gas hook-up for your BBQ. Inside the condo, you'll find a full-sized washer and dryer in the laundry area, along with extra storage space. The current owners have gone the extra mile, adding custom-built storage benches on the balcony, ensuring that every inch of the space is both functional and inviting. With its north-facing orientation, this condo stays cooler during the hot summer months, allowing you to enjoy the balcony and the natural surroundings comfortably. As if that wasn't enough, the complex itself is a gem. With low condo fees that include power, water/sewer, and natural gas, you'll enjoy carefree living. The property management does meticulous maintenance to ensure the complex is up to date; recently they completed re-roof (2023), interior renovations, exterior landscaping. This community offers abundant



green spaces and walking paths. Your new home located in Tuscany, next to Stony Trail and Crowchild, and is only a 5-minute walk to the C-train, making your daily commute or city exploration a breeze. This condo is more than just a place to live; it's an opportunity to embrace a lifestyle of comfort, convenience, and natural beauty. Don't miss out on this remarkable home

Built in 1999

Essential Information

MLS® #	A2090575
Price	\$334,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1204, 1000 Tuscarora Manor Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J9

Amenities

Amenities	Elevator(s), Parking, Party Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Elevator, Low Flow Plumbing Fixtures, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Barbecue
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Additional Information

Date Listed	October 30th, 2023
Date Sold	November 16th, 2023
Days on Market	17
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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