



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1314, 1314 Tuscarora Manor NW
Calgary, Alberta

MLS # A2332292



\$329,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Clothing Cabinets in walk in closet

Open House Saturday - August 8 , 2026 - 2:00 pm to 4:00 pm Welcome to 1314 Tuscarora Manor NW, a bright and beautifully maintained top-floor condo in the sought-after community of Tuscany. This spacious home offers 2 bedrooms, 2 full bathrooms, stall parking, and a comfortable maintenance-free lifestyle. The open-concept layout is filled with natural light and features a welcoming living room with access to a large private balcony overlooking peaceful green space. The kitchen offers plenty of cabinetry, generous counter space, a centre island with breakfast bar, and a functional dining area that is perfect for everyday meals or entertaining. The primary bedroom includes ample closet space and a private 4-piece ensuite. A second well-sized bedroom and another 4-piece bathroom provide flexibility for guests, family, a roommate, or a home office. You will also appreciate the convenience of in-suite laundry, in-suite storage, and visitor parking. ELECTRICITY, HEAT, WATER, AND SEWER ARE ALL INCLUDED IN THE CONDO FEES, helping make monthly expenses simple and predictable. Ideally located close to the Tuscany Club, schools, shopping, parks, restaurants, public transit, and all other amenities. You will also enjoy quick access to Crowfoot Trail and Stoney Trail, along with being within walking distance of the Tuscany C-Train station. Book your private showing today and discover everything this well-located Tuscany condo has to offer.