

Tuscarora

2113 Tuscarora Manor NW



THE
McKELVIE
GROUP.com

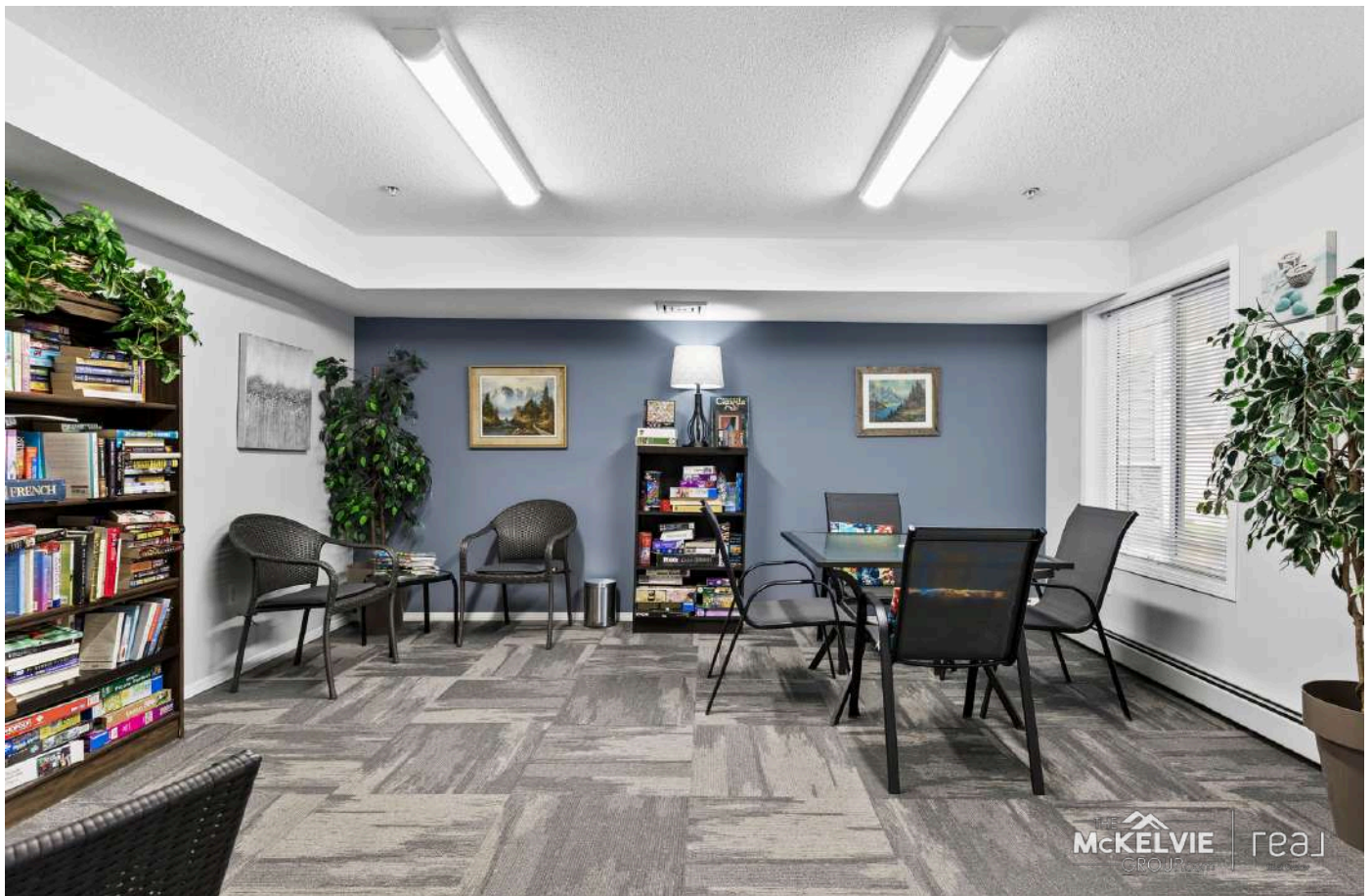
real
Real Broker



MacKenzie Robertson
403-512-7084

mackenzie@themckelviigroup.com
themckelviigroup.com







2113 Tuscarora Manor NW

From the street, this ground-floor apartment in the heart of Tuscany presents itself simply-two bedrooms, two bathrooms, and convenient underground parking. Step inside to discover a welcoming home offering comfort, practicality, and a chance to make it your own. Just a ten-minute walk to the Tuscany C-Train station makes commuting downtown effortless. Nearby, you'll find schools, daycares, and the Tuscany Market, home to Sobeys, Starbucks, Scotiabank, and more, a welcoming hub for everyday essentials and neighborhood connections.

Inside, the entryway offers both a coat closet and a separate storage room, ideal for keeping things neatly organized. The spacious living room is filled with natural light from large sliding patio doors that open onto a ground-level patio, perfect for morning coffee or quiet evening unwinds. During the colder months, you'll appreciate the comfort of the living room's gas fireplace. The adjoining dining nook flows naturally into the kitchen, which features ample counter space, and clean white appliances. In-suite laundry and inclusive utilities, covering gas, water, and electricity, add an extra layer of convenience to everyday living. Both bedrooms are bright and comfortable, with large windows that invite plenty of natural light. The primary suite includes a walk-in closet and a well-appointed ensuite, while the second bedroom offers flexibility for guests, a home office, or a creative space.

Step outside and you'll find what makes Tuscany truly special, winding walking and biking paths, parks and playgrounds, and panoramic mountain views in the area that never get old. It's a community that feels connected, vibrant, and full of life. Whether you're stepping into homeownership for the first time, simplifying for the next chapter, or simply looking for a place that balances comfort and convenience, this Tuscany apartment offers the opportunity to make it your own- a true sense of home in a neighborhood that feels like one.

Property Details

Offered At: \$315,000

Possession: 60 Days / Neg

Property Taxes: \$1,937 for 2025

Condo Fee: \$563.68/Monthly

Inclusive Utilities: covering gas, water, and electricity

Heating: Baseboard, Natural Gas

Fireplaces: 1/Gas - Family Room

Flooring: Carpet, Tile

Laundry: In Unit

Kitchen: Features ample counter space, and clean white Frigidaire appliances

Goods Include: BBQ, Storage Shelving in Front Closet, Storage System in Primary Bed, Shelf in Secondary Bed, Shelf in Storage Unit, Window Coverings, Dryer, Oven, Refrigerator, Stove, Washer.

Parking: Parkade, Stall Total: 1

Comm Features: Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths.





2113 Tuscarora Manor NW # 2113 Calgary, AB T3L 2J9

Residential
Active

A2268699

PD:

DOM: 0

LP: \$315,000.00

OP: \$315,000.00



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 1990
LINC#: [0028032936](#)
Arch Style: Apartment-Single Level Unit
Illegal Suite: 0
Possession: 60 Days / Neg
Lot Dim:
Front Length:
Legal Desc: 9912254;66
Legal Pln: 9912254 **Blk:**

City: Calgary
Subdivision: Tuscany
Ttl Beds: 2
F/H Bth: 2/0
RMS SQFT: 839.93
LP/SF: \$375.03
Suite: No
Legal Suite: 0

Lot Size: SF| SM
Lot Depth: M'

Lot: **Condo:** Yes

Zoning: M-C1 d75
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way

Tax Amt/Yr: \$1,937.00/2025
Loc Imp Amt:
Front Exp: W

Recent Change: **11/04/2025 : NEW**

Public Remarks: From the street, this ground-floor apartment in the heart of Tuscany presents itself simply-two bedrooms, two bathrooms, and convenient underground parking. Step inside to discover a welcoming home offering comfort, practicality, and a chance to make it your own. Just a few minutes walk to the Tuscany C-Train station makes commuting downtown effortless. Nearby, you'll find schools, daycares, and the Tuscany Market, home to Sobeys, Starbucks, Scotiabank, and more, a welcoming hub for everyday essentials and neighborhood connections. Inside, the entryway offers both a coat closet and a storage room, ideal for keeping things neatly organized. The spacious living room is filled with natural light from large sliding patio doors that open onto a ground-level patio, perfect for morning coffee or quiet evening unwinds. During the colder months, you'll appreciate the comfort of the living room's gas fireplace. The adjoining dining nook flows naturally into the kitchen, which features ample counter space, and clean white appliances. In-suite laundry and inclusive utilities, covering gas, water, and electricity, add an extra layer of convenience to everyday living. Both bedrooms are bright and comfortable, with large windows that invite plenty of natural light. The primary suite includes a walk-in closet and a well-appointed ensuite, while the second bedroom offers flexibility for guests, a home office, or a creative space. Step outside and you'll find what makes Tuscany truly special, winding walking and biking paths, parks and playgrounds, and panoramic mountain views in the area that never get old. It's a community that feels connected, vibrant, and full of life. Whether you're stepping into homeownership for the first time, simplifying for the next chapter, or simply looking for a place that balances comfort and convenience, this Tuscany apartment offers the opportunity to make it your own- a true sense of home in a neighborhood that feels like one.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	0	1	0	0	0	Bed Abv: 2	Main: 78.03	Mtr2	839.93	SqFt	
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 5	Total AG: 78.03	Mtr2	839.93	SqFt	

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard, Natural Gas	Cooling:	None
Construction:	Stone, Vinyl Siding, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Tile
Exterior Feat:	Other	Fencing:	
Roof Type:		Balcony:	Patio, See Remarks
Reports:	Floor Plans, Title		
Parking:	Parkade, Stall Total: 1		
Features:	No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Other, Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths		
Goods Include:	BBQ, Storage Shelving (front closet), Storage System (primary bedroom), Shelf (secondary bedroom), Showlving (storage Unit)		
Appliances:	Dryer, Oven, Refrigerator, Stove(s), Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	None		

Condo Information

Condo Name:	Tuscarora Manor	Condo Fee:	\$563.68/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	4032340166	Floor #:	1
Prk Plan Type:	Titled	# Elevators:	
Legal Desc:	9912254/66	Total Floors:	3
Legal Park:	9912254/144	Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	NW
Post Tension:	No		
Prk Stall #:	31		
Storage Type:	In Unit		
Locker #:			



Condo Information

# of Units:		Registrd Size:		Unit Factor:	52
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Reserve Fund Contributions, Water	Prk Unit Factor:	7	Floor Location:	Ground
Reg Size Incl:					
Assoc Amen:	Other				
Pets Allowed:	Restrictions				

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
3pc Bathroom	Main	8' 7" x 5' 1"	2.62M x 1.55M	4pc Ensuite bath	Main	8' 0" x 4' 11"	2.44M x 1.50M
Bedroom	Main	10' 7" x 11' 5"	3.22M x 3.48M	Dining Room	Main	8' 7" x 12' 1"	2.62M x 3.68M
Kitchen	Main	12' 2" x 8' 0"	3.71M x 2.44M	Living Room	Main	15' 4" x 12' 3"	4.67M x 3.73M
Bedroom - Primary	Main	11' 3" x 10' 9"	3.43M x 3.28M	Storage	Main	4' 0" x 5' 0"	1.22M x 1.52M



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA:
839.93 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

3pc Bath: 8'7" x 5'1"

4pc Ensuite: 8' x 4'11"

Bedroom: 10'7" x 11'5"

Dining: 8'7" x 12'1"

Kitchen: 12'2" x 8'

Living: 15'4" x 12'3"

Primary: 11'3" x 10'9"

Storage: 4' x 5'

Main Building

MAIN FLOOR (Below Grade)

Interior Area: 839.93 sq ft

Total Above Grade Floor Area, Main Building

Total Area (Above & Below Grade), Main Building

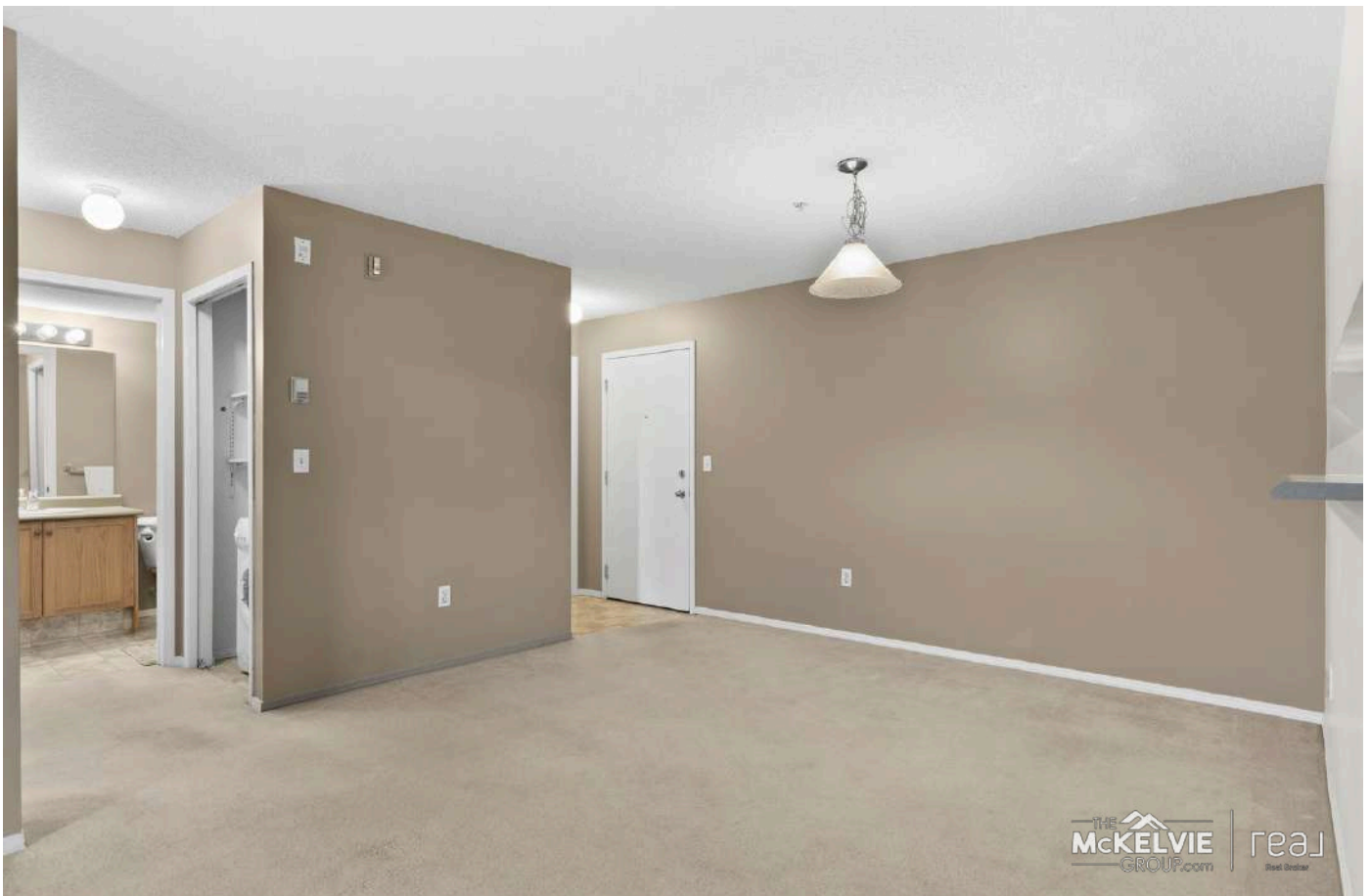
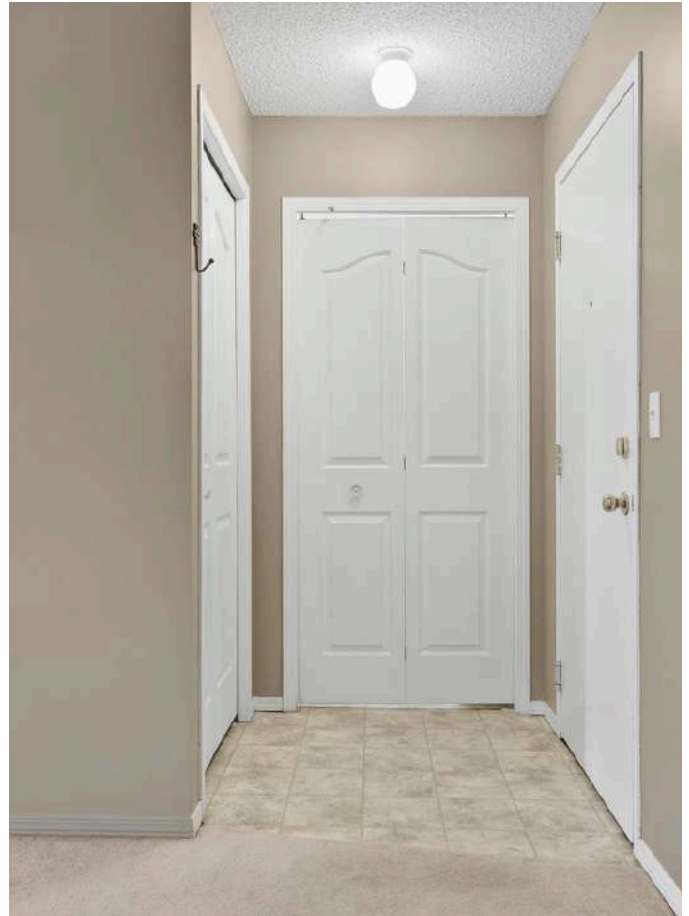
Interior Area: 839.93 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

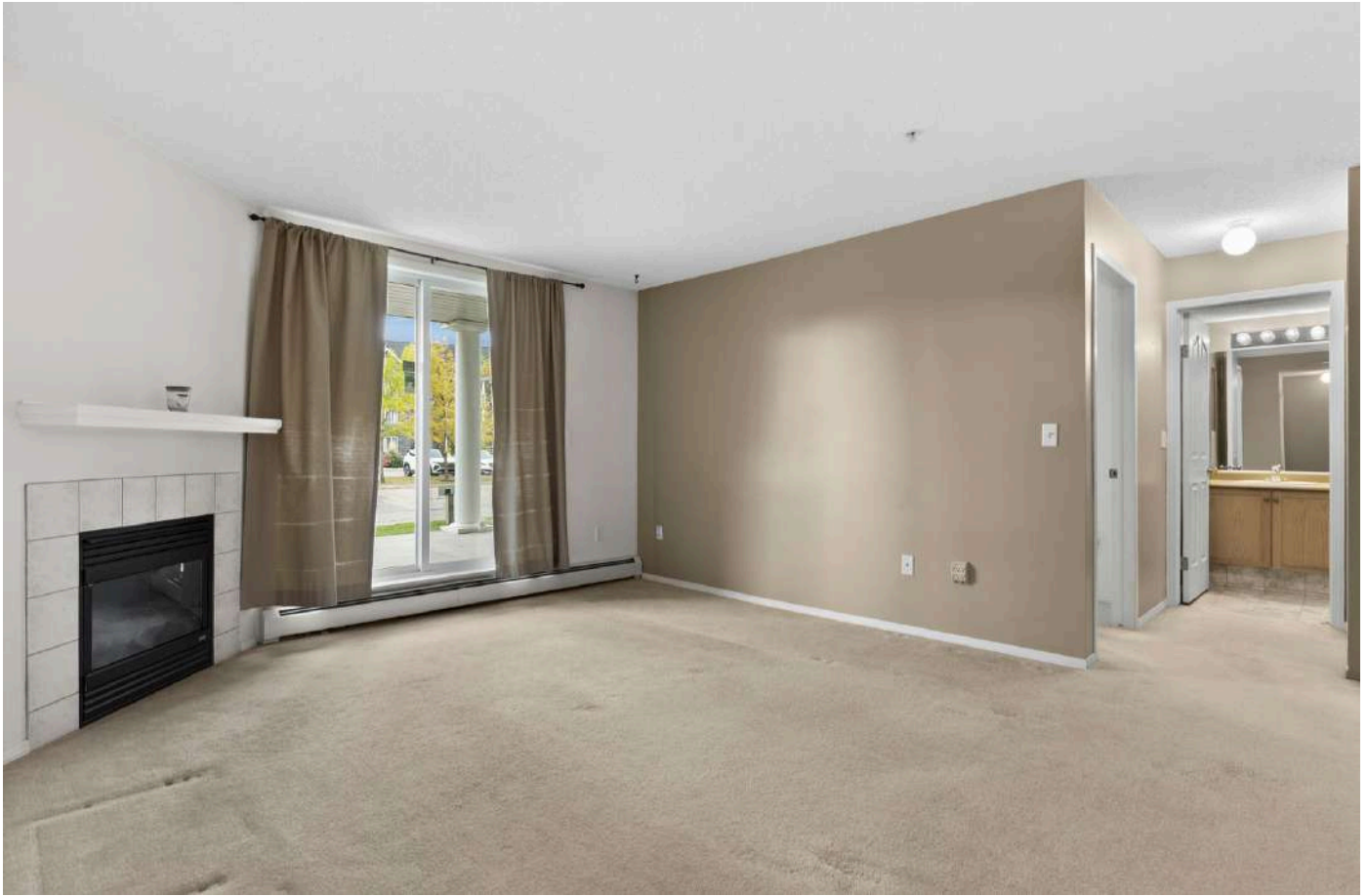
Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

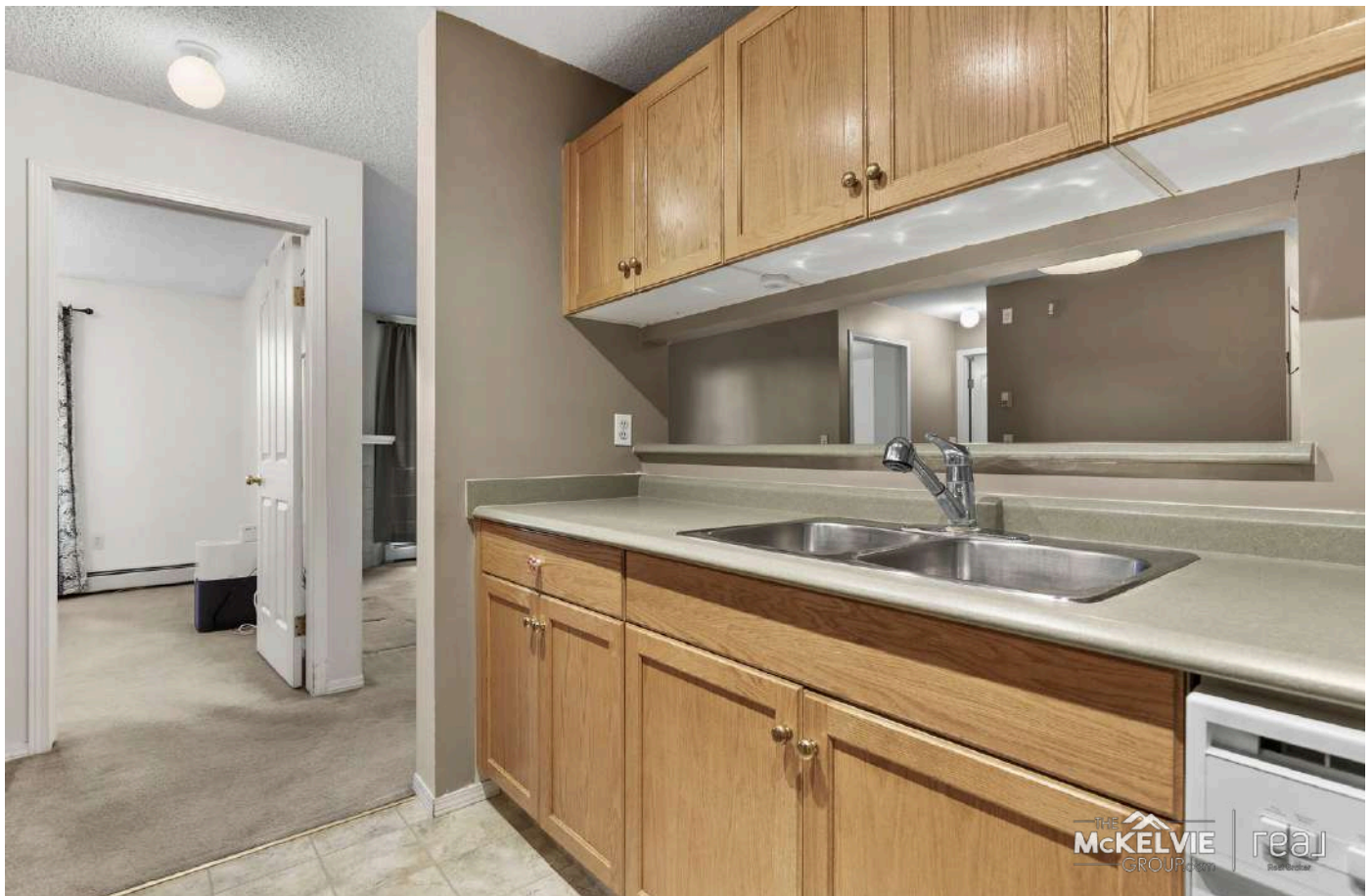


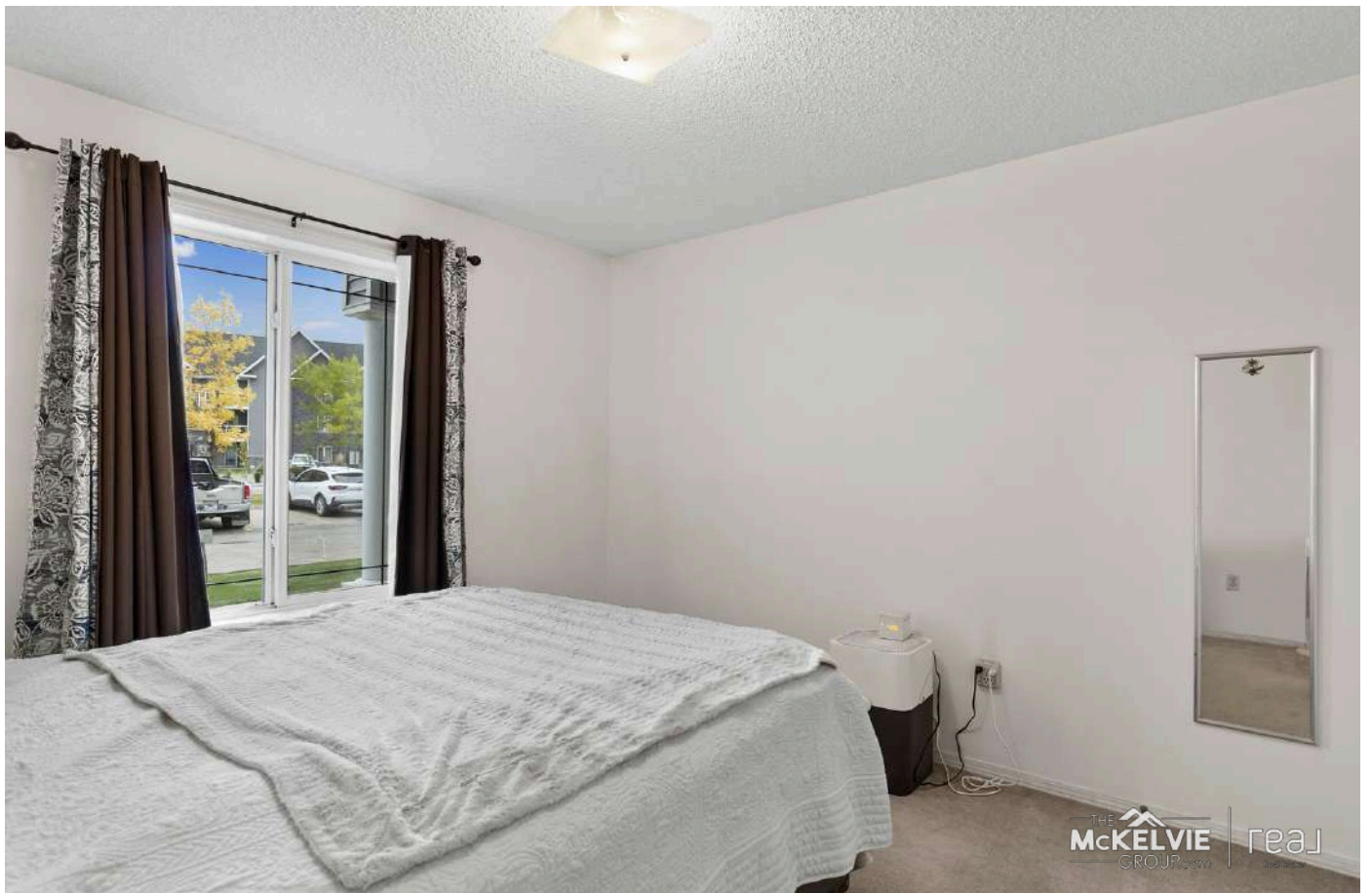






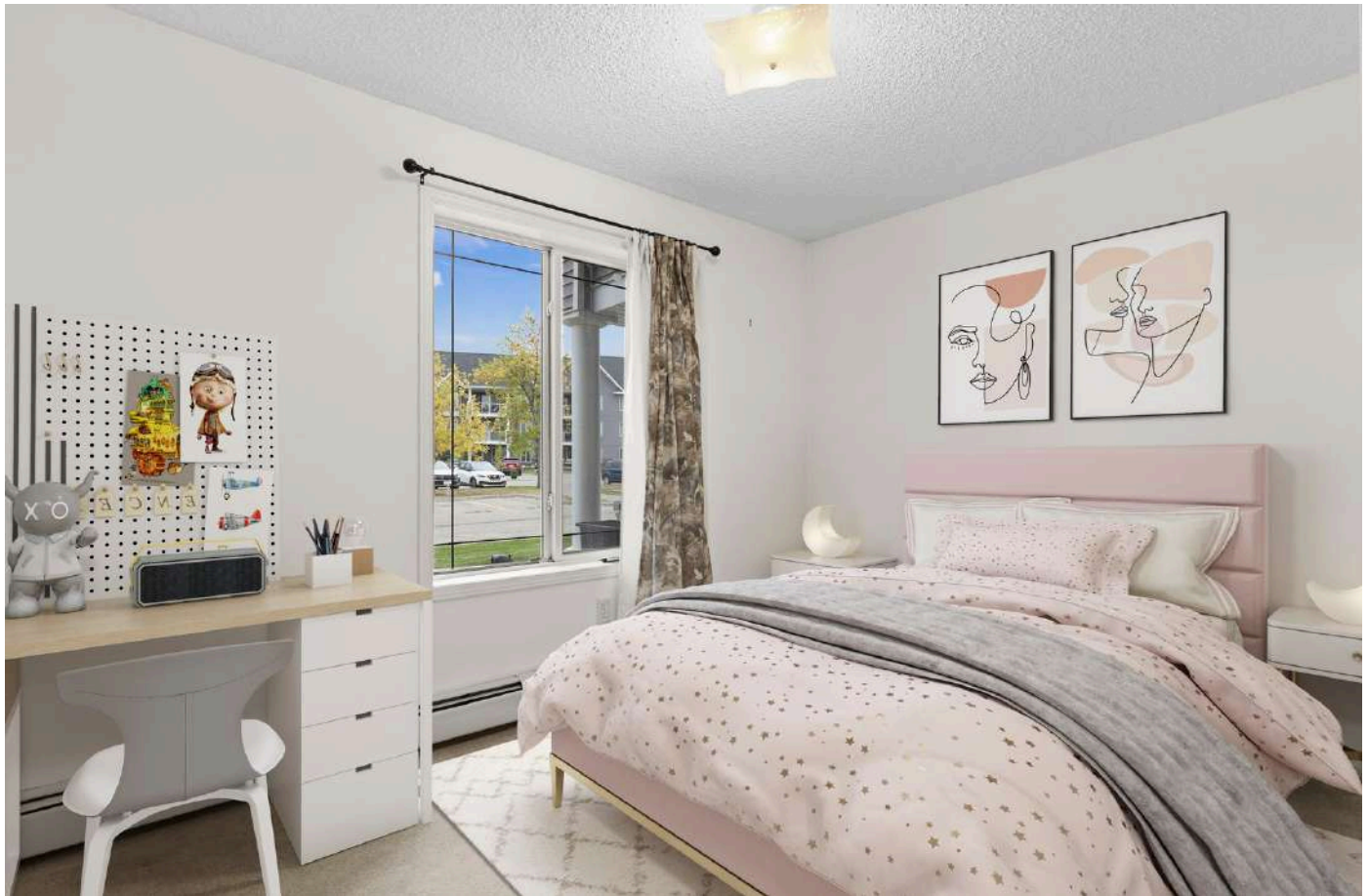


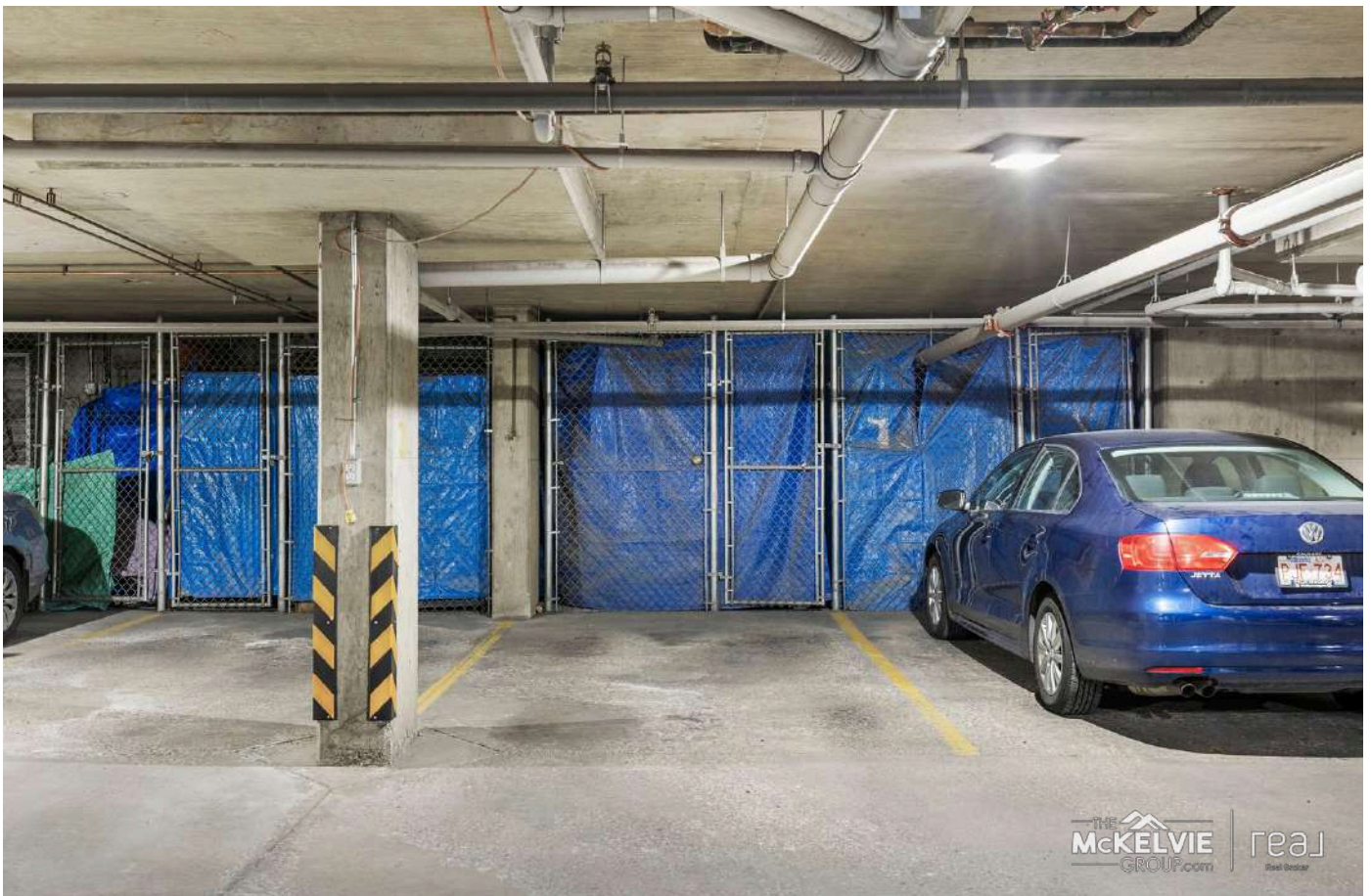


















WELCOME TO

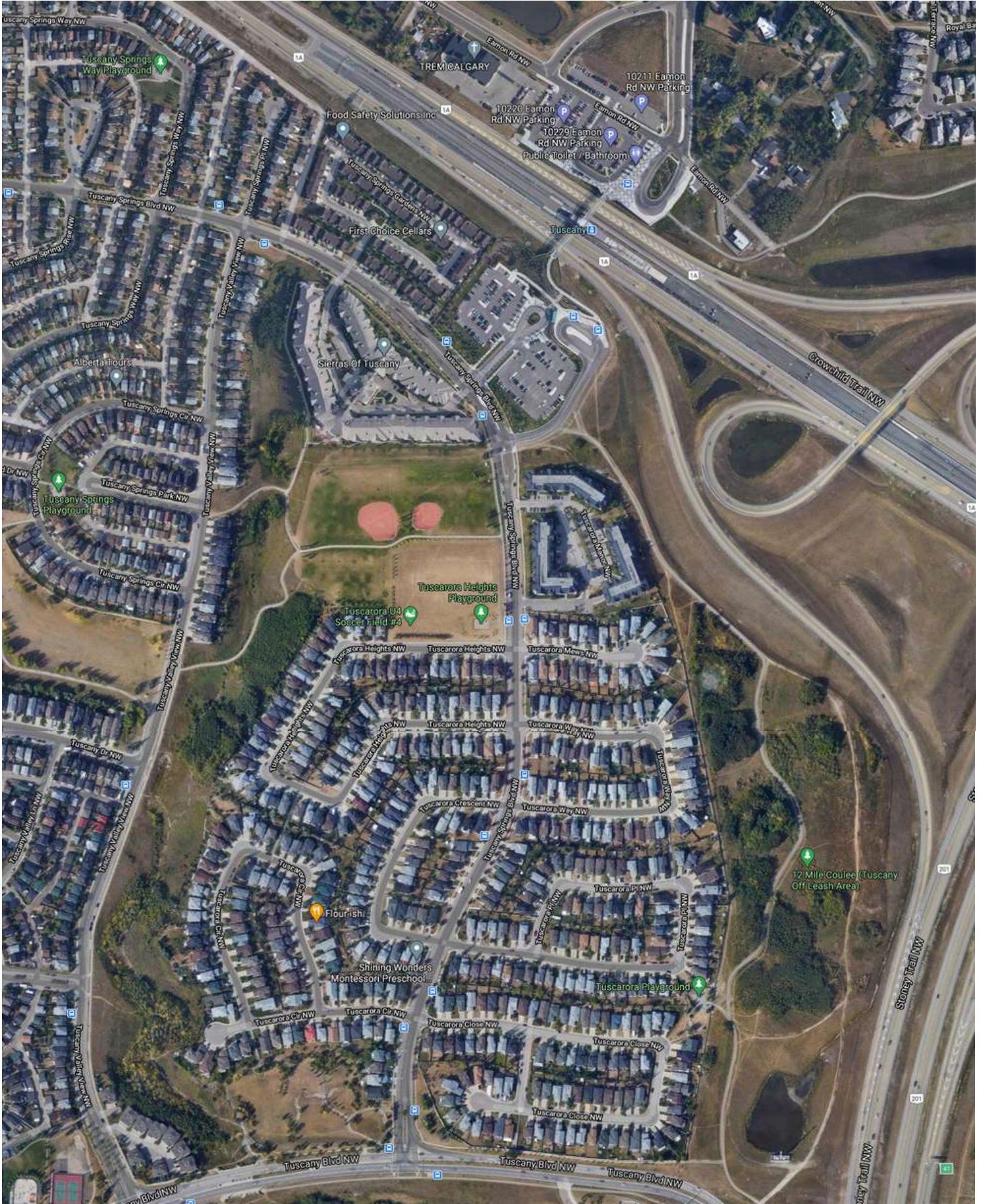
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THE COMMUNITY

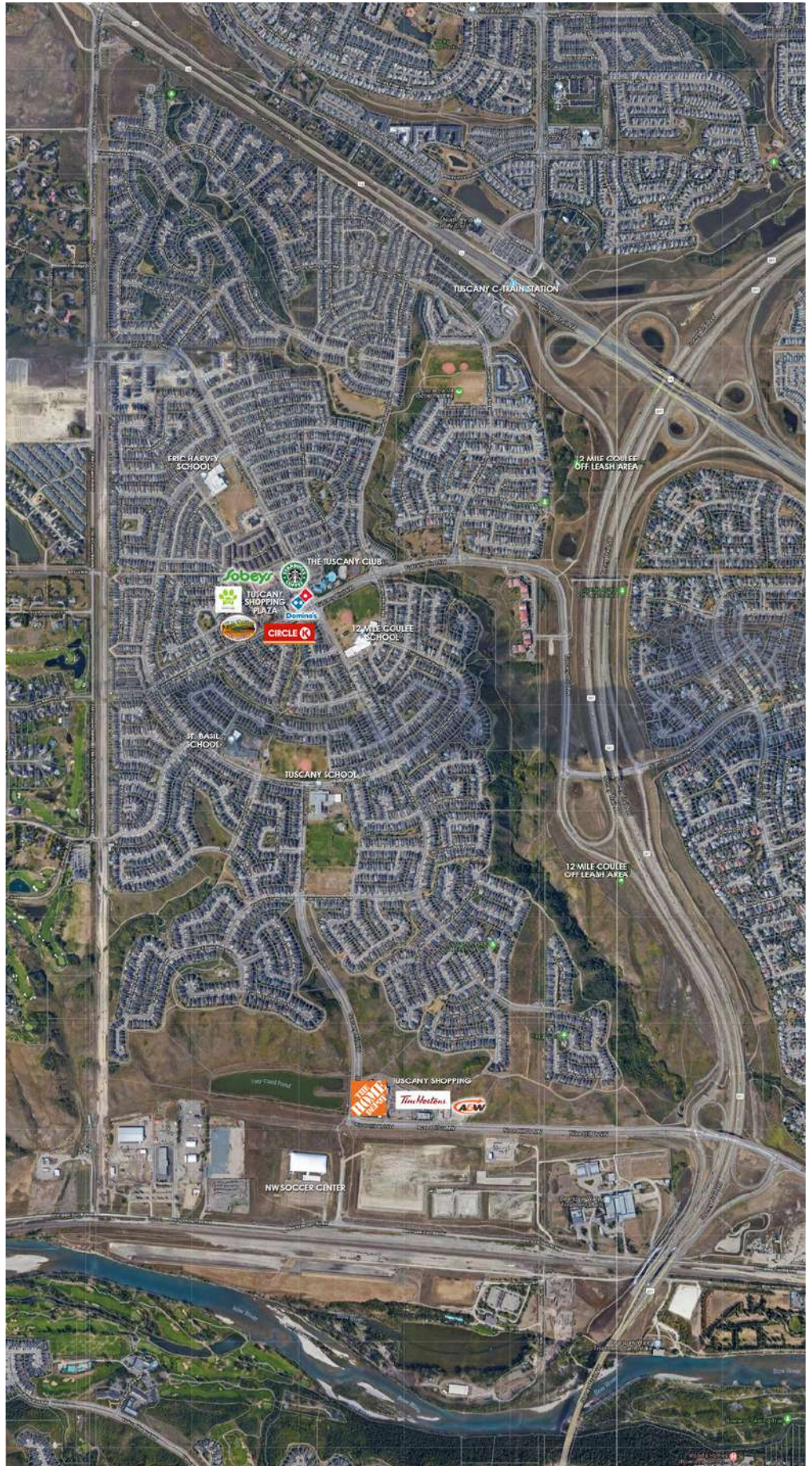


THE COMMUNITY

This beautiful northwest Calgary neighborhood is a part of Tuscany and was created in 1994 and has grown into a very desirable location. Home choices from condo and townhomes, to single family and semi-estate options, your perfect home awaits. Shopping is convenient and green spaces and walking paths are plentiful. The district currently has four schools and a fire station.

CITY OF CALGARY TUSCANY PROFILE:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Tuscany-Profile.aspx>



SHOPPING



LOCAL SHOPPING:

The community offers two shopping areas.

THE TUSCANY MARKET

Everything you need in one convenient location, including Sobeys grocery & liquor store, Rexall drug store, Scotia bank, Circle K convenience store & gas station, Dominos Pizza, Starbucks, The Last Straw (local pub), drycleaners, and numerous services, including an eye doctor, medical walk-in clinic, Chiropractor, Dentist and more!

Tuscany Shopping

Located at the bottom of Tuscany Hill. This area offers a Home Depot, Tim Hortons, Liquor Store, A&W, gas station & convenience store and more!



SHOPPING

GROCERY STORES

Sobeys - 11300 Tuscany Boulevard NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW



SHOPPING CLOSE BY

Rocky Ridge Shopping Centre

Co-op grocery store and gas station, liquor store, vets, dental, and more.

Royal Oak Estates Plaza

Restaurants, daycare, liquor store, pharmacy, and more.

Royal Oak Shopping Centre

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

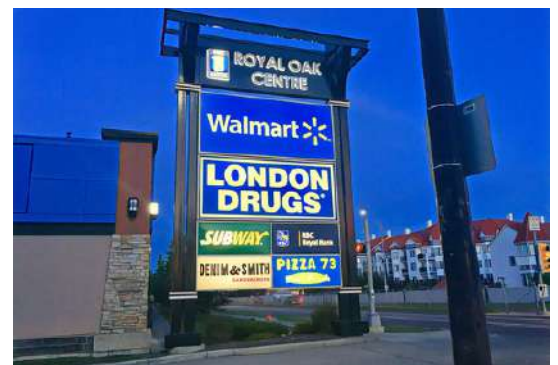
Crowfoot Square

Grocery stores, restaurants, movie theater, coffee shops, services and more!

Market Mall

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



Bearspaw Farmers Market -

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>



PARKS & REC

PUBLIC TRANSIT

It is easy to get around Tuscany as there are various bus routes throughout the neighbourhood #74 & #174 that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>



PARKS & REC

Tuscany is a great family community that offers numerous parks, playgrounds, green spaces, baseball diamonds, soccer fields, walking/biking pathways & trails within its community and everything else is so close by.



PARKS & REC

12 MILE COULEE

The Twelve Mile Coulee is a natural area park located in northwest Calgary with two off-leash areas, a walking/bike path and numerous hiking trails.

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/12-Mile-Coulee.aspx>



OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany (cross over the C-Train Station bridge).

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW



<https://www.calgary.ca>

LIBRARIES

FREE LITTLE LIBRARY

Charter #3159 - 40 Tuscany Springs Way NW

<https://www.librarything.com/venue/86730/Little-Free-Library-at-40-Tuscany-Springs-Way-NW>

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB T3G 5T3

HOURS:

Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm. Saturday 9:00am to 5:00pm, Sunday noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access.

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

PARKS & REC



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 7 - Country Hills

11955 Country Village Link NE

(403) 428-6700

Calgary Police Service District 3 - North Haven

4303 14 St NW

(403) 428-6300



FIRE STATION

CALL 911 for all emergencies.

Tuscany Fire Station #42

345 Tuscany Way NW

SERVICES & AMMENITIES

HOSPITALS

Foothills Medical Centre

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

Alberta Children's Hospital

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

Cochrane Community Health

Centre OPEN 8AM to 10PM
DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000
(Switchboard)

DENTIST

TUSCANY DENTAL CARE

11300 Tuscany Blvd NW #2078
403-239-0010
<https://www.tuscanydental.com/>

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW
403-244-2273
<https://www.rockyridgedental.com/>

WALK-IN CLINICS

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW
403-374-4222

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232
403-910-1981
<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

VETS

VCA CANADA TUSCANY ANIMAL HOSPITAL

11300 Tuscany Blvd NW
403-547-8387
<https://vcacanada.com/tuscany/book-an-appointment>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010
403-984-4143
<http://www.rockyridgevet.com/>

TUSCANY CHIROPRACTIC & MASSAGE

11300 Tuscany Blvd NW
403-547-6001
<https://www.tuscanychiro.com/home.html>

SCHOOLS

PUBLIC SCHOOLS

Tuscany School (K-4)

990 Tuscany Dr NW

403-777-8060

<http://school.cbe.ab.ca/school/Tuscany>

Eric Harvie School (K-4)

357 Tuscany Drive NW

403-817-3532

<https://www.cbe.ab.ca/ericharvie>

Twelve Mile Coulee School (5-9)

65 Tuscany Hills Road NW

403-817-3390

<http://school.cbe.ab.ca/school/twelvemilecoulee/Pages/default.aspx>

Bowness High School (10-12)

4627 77 Street NW

403-286-5092

<http://schools.cbe.ab.ca/b847/default.htm>

CATHOLIC SCHOOLS

St. Basil School (K-9) Catholic

919 Tuscany Drive NW

403-500-2108

<https://www.cssd.ab.ca/schools/stbasil/About/Pages/default.aspx>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



TUSCARORA

