

\$450,000 - 67 Tuscany Court Nw, Calgary

MLS® #A2109945

\$450,000

2 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.00 Acres

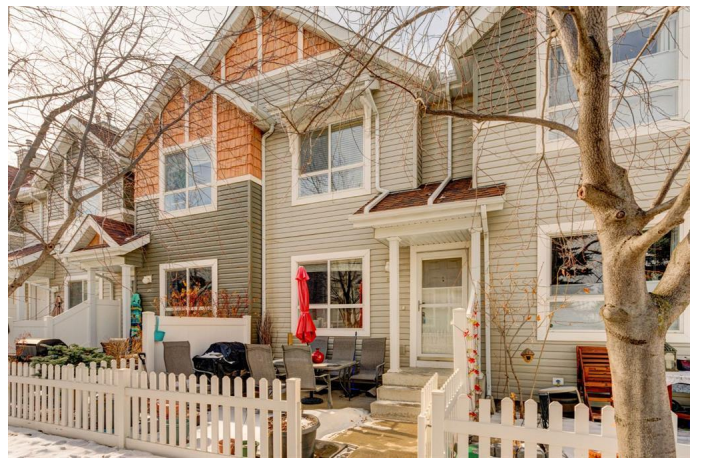
Tuscany, Calgary, Alberta

Nestled within the vibrant community of TUSCANY, this exceptional unit boasts numerous added features that set it apart from others in its complex. From gleaming maple hardwood floors to elegant ceramic tile flooring, quality craftsmanship is evident throughout. The kitchen showcases granite countertops, NEW stainless steel appliances, DINING HUTCH with lots of storage, extending to the convenient movable island with an attached eating bar. Adjacent to the dining area, a cozy den provides an ideal space for a home office or workstation.

Upstairs, DOUBLE MASTER bedrooms each feature their own EN-SUITE bathrooms, with the master boasting granite countertops as well. Perfectly suited for shared living arrangements or as a rental property, this unit offers ample privacy and comfort for all occupants.

The fully finished basement adds versatility to the space, whether utilized as a small gym or for additional storage needs and a DOUBLE CAR ATTACHED garage.

Benefiting from a prime location with easy access to Stoney Trail and the Tuscany LRT Station, residents enjoy convenient connectivity to the surrounding area. Additionally, access to the Tuscany Club affords opportunities for recreation, including a wading pool and tennis courts. Nearby



amenities such as Sobeys, Starbucks, local pubs, and various shops further enhance the convenience and appeal of this desirable locale.

Built in 2004

Essential Information

MLS® #	A2109945
Price	\$450,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	67 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
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Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2024
Date Sold	March 9th, 2024
Days on Market	13
Zoning	M-C1 d75
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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