

\$439,000 - 175 Toscana Gardens Nw, Calgary

MLS® #A2118787

\$439,000

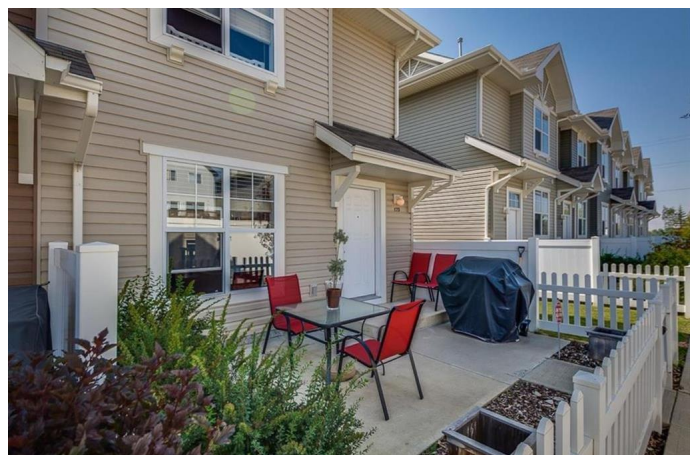
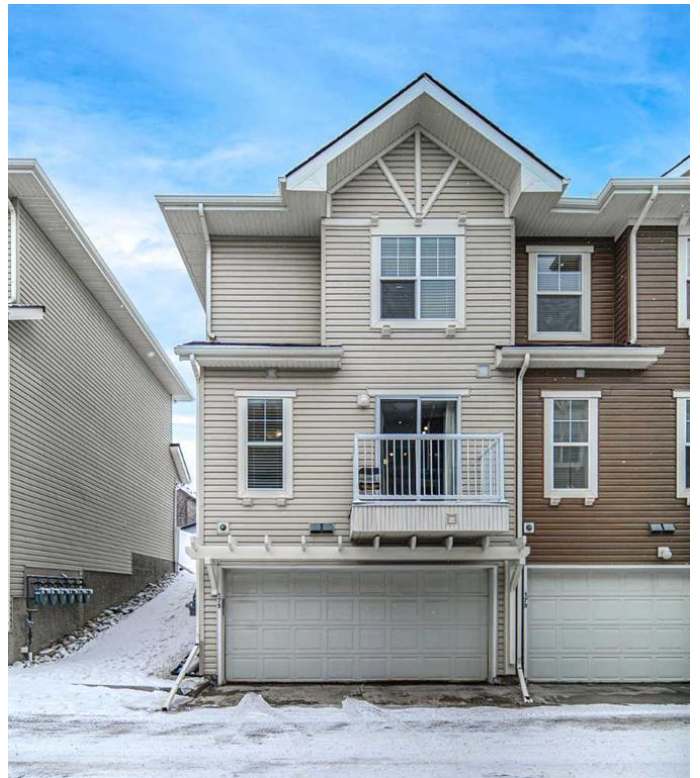
2 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.16 Acres

Tuscany, Calgary, Alberta

*****END UNITE***DOUBLE ATTACHED
GARAGE***PRIVATE FRONT YARD***BEST
TOWNHOUSE DEAL IN NW
CALGARY***DOUBLE MASTER SUITE******

Experience the ultimate in comfort and convenience in the heart of Tuscany, one of Calgary's premier communities. This meticulously maintained 2-bedroom townhouse is ideal for both growing families and young professionals seeking a vibrant lifestyle. Boasting a charming north-facing front porch and a sunny south-facing balcony, this end-unit bathes in natural light, creating a warm and inviting atmosphere. Inside, the main floor's airy layout offers abundant storage, a well-appointed kitchen with a dining area, and a spacious living room perfect for relaxation and entertaining. Upstairs, you'll find two bedrooms, each featuring a luxurious 4-piece ensuite, along with a versatile den area that can easily be tailored to your specific needs. Convenience is key with schools, parks, shopping centers, and public transportation all within easy reach either by foot or a short drive. The community is surrounded by esteemed schools such as Eric Harvie School, Twelve Mile Coulee School, Tuscany School, and St. Basil Elementary/JR High School, ensuring excellent educational opportunities for residents. Perfectly situated with quick access to Crowchild Trail and Stoney Trail, you can effortlessly navigate to both the NW and SW areas of Calgary within minutes. Don't miss out on this rare



opportunity to embrace the Tuscany lifestyle.
Schedule a private viewing today and make
this townhouse your new dream home.

Built in 2006

Essential Information

MLS® #	A2118787
Price	\$439,000
Sold Price	\$471,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	175 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C3

Amenities

Amenities	Dog Run, Park, Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator

Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Garden, Other, Playground, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 1st, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	189.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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