

\$459,000 - 103 Toscana Gardens Nw, Calgary

MLS® #A2120405

\$459,000

2 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.16 Acres

Tuscany, Calgary, Alberta

Discover your next home in Calgary's sought-after Tuscany community, where convenience meets style. This 2-bedroom, 2.5-bathroom townhouse is the perfect starter home with amazing WEST exposure with mountain views. An end unit with a double attached garage and a charming private front patio, it offers the perfect blend of privacy and accessibility. Step inside to a bright and open living space, where the main floor features a lower level living room, just up a few steps is the kitchen featuring a central island and ample cabinet space, a cozy office nook awaits, ideal for work or study. The dining area adjacent to the kitchen makes meal times a breeze, complemented by a convenient half bath. Ascend to the upper level to find double master suites, each boasting a 4-piece ensuite and walk-in closet, ensuring personal space and comfort for all. The lower level houses laundry and utility rooms, adding to the practical layout of this well-maintained home. Located in the heart of a vibrant community, this townhouse is steps away from schools, parks, shopping, and public transport. With Eric Harvie School, Twelve Mile Coulee School, Tuscany School, and St. Basil Elementary/JR High School nearby, educational opportunities abound. Plus, with easy access to Crowchild Trail and Stoney Trail, commuting to Calgary's NW and SW areas is effortless. Make this amazing townhouse your starting point for a lifestyle filled with comfort, convenience, and the best



of Calgary living. Book your showing today.

Built in 2006

Essential Information

MLS® #	A2120405
Price	\$459,000
Sold Price	\$462,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	103 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C2

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Basement None

Exterior

Exterior Features Other
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2024
Date Sold April 19th, 2024
Days on Market 14
Zoning M-C1 d75
HOA Fees 223.57
HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.