

\$447,900 - 263 Tuscany Way Nw, Calgary

MLS® #A2121700

\$447,900

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

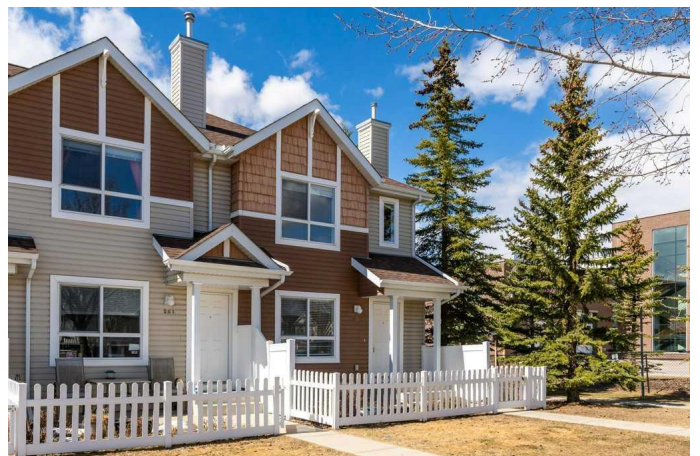
Move-in ready in Tuscany! This three bedroom end unit waits excitedly for its next owner. Freshly painted and ready to go, this spacious unit welcomes with a cute front yard and roomy entrance. The open concept main floor allows for comfortable flow for living and the neutral palate makes it easy to create your perfect dwelling. With both east and west exposures, the light is bright and plentiful throughout the day - perfect for all seasons. Upstairs boasts three roomy bedrooms - the primary with a walk in closet, a landing with additional storage, and a well-outfitted four piece bathroom. Coming in from the double attached garage, you find yourself in the large laundry area with ample built-in shelving to accommodate off-season equipment or spoils from your latest Costco run. Along with the west exposure comes a clear mountain view from the upstairs bedrooms. What an unexpected bonus to watch the sun set over the Rockies! The location also provides two schools, the Tuscany Club, amenities including restaurants, coffee shops, and groceries, and fantastic green spaces all within walking distance. Book your viewing and make this house your new home.

Built in 2004

Essential Information

MLS® # A2121700

Price \$447,900



Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	263 Tuscan Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y8

Amenities

Amenities	Secured Parking
Parking Spaces	3
Parking	Double Garage Attached, Garage Faces Rear, On Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Back Lane, Front Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 21st, 2024
Days on Market	10
Zoning	MC1-d75
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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