

\$490,000 - 35 Toscana Gardens Nw, Calgary

MLS® #A2128261

\$490,000

2 Bedroom, 3.00 Bathroom, 1,444 sqft

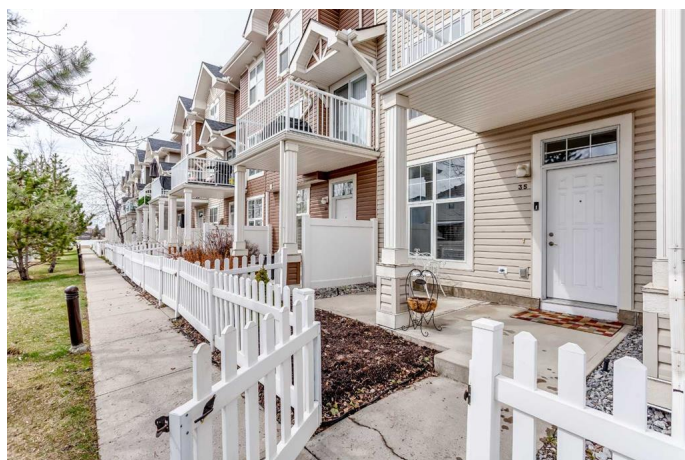
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to your perfect family oasis nestled within the heart the beloved community of Tuscany. This immaculate townhouse offers 2 bedrooms, each boasting sizeable walk-in closets and convenient private ensuites, alongside an additional den on the ground floor—a versatile space ideal for a home office or playroom.

With 1,444 square feet of thoughtfully developed living space, you will quickly fall in love with the layout and practicality. Starting from the lower level you will find upgraded laminate flooring that goes all the way up the stairs and through the living room and dining room to make for both an investment friendly and kid friendly home. Turning to the kitchen, you are sure to appreciate the newer refrigerator and stove, as well as the large island, healthy pantry, and abundance of counter space. With big windows on either side of the unit allowing light to pour through youâ€™™ll love entertaining in your new space.

From the white picket fence outside your private front yard, to the large patio that is perfect for grabbing your morning coffee or enjoying the sunset, your idyllic townhouse is waiting for you! To make things even better, the sellers have had the entire house professionally repainted in the last month to make this property truly move-in-ready for the happy new buyers.



Located in one of Calgary's premier family-friendly neighbourhoods, residents enjoy proximity to four schools, a vibrant community centre, picturesque walking paths along the ravine, and amazing park spaces scattered throughout the entire community . Plus, with easy access to amenities at Crowfoot Crossing and the nearby LRT stations, convenience is always at your fingertips.

Complete with an attached double car garage and additional storage shelves, this amazing townhouse is sure to impress!

Built in 2004

Essential Information

MLS® #	A2128261
Price	\$490,000
Sold Price	\$481,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 29th, 2024
Days on Market	20
Zoning	M-C1 d75
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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