

\$479,900 - 310 Toscana Gardens Nw, Calgary

MLS® #A2136661

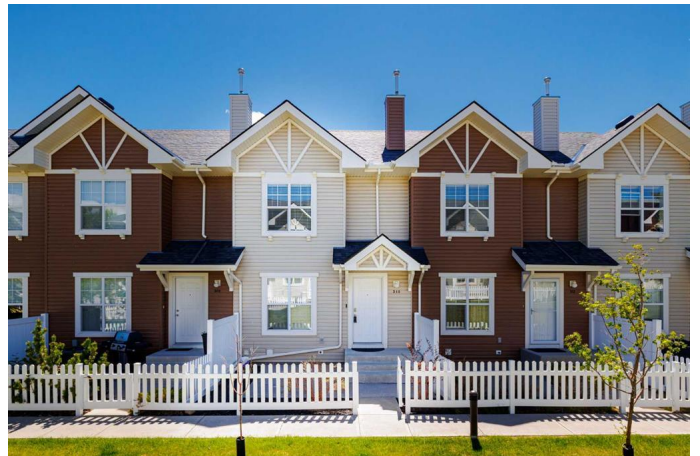
\$479,900

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this stunningly renovated 3-bedroom townhome, situated in the vibrant NW community of Tuscany with easy access to top-rated schools, bike paths, playgrounds, ravines, the Tuscany Club, shopping center, dining options, and public transportation. This is where modern design meets comfortable living. As you enter, you are greeted by a spacious open-concept living and dining area, featuring brand new elegant hardwood floors and large windows that flood the space with natural light. The gourmet kitchen is a chef's dream, with a wrap around island, bar seating, is equipped with upgraded stainless steel appliances, sleek countertops, a stylish backsplash, ample cabinetry for all your storage needs and a movable island for that additional storage and convenience. Versatility defines the main floor with options galore. There is room for a dining table in 2 locations, or one could be a cozy office space or an additional seating area just off the kitchen. Sooo many options !!! Upstairs offers brand new carpets and a peaceful retreat with 3 great sized bedrooms, a 4 piece bathroom and convenient linen closet for additional storage. Outside, enjoy your private patio space, perfect for morning coffee or evening relaxation, surrounded by low-maintenance landscaping. This home also includes a two-car garage with even more storage space. The basement offers more options for pure storage, a laundry room and/or could be an



exercise room!!

This turnkey townhome combines sophisticated design, and an unbeatable location, making it an ideal choice for discerning buyers seeking style and convenience. Don't miss the opportunity to make this exquisite property your new home.

Built in 2004

Essential Information

MLS® #	A2136661
Price	\$479,900
Sold Price	\$491,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	310 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3C4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard
Lot Description	Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 17th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	223.57
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.

