

\$475,000 - 40 Tuscany Court Nw, Calgary

MLS® #A2157752

\$475,000

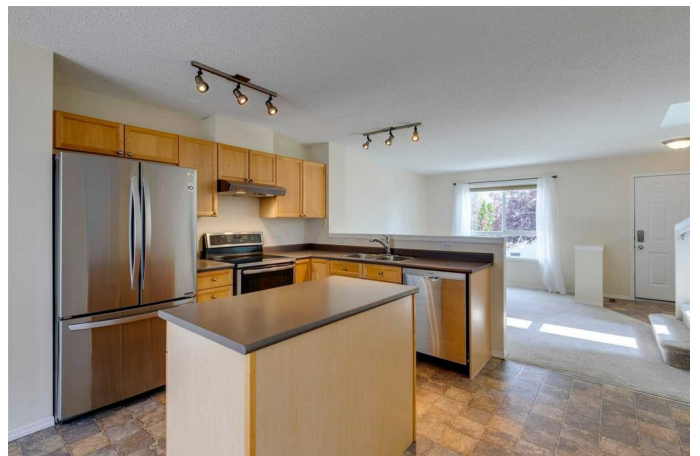
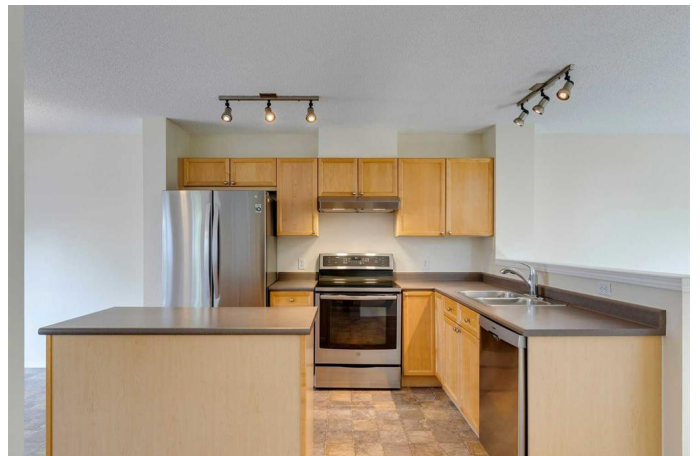
3 Bedroom, 2.00 Bathroom, 1,269 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE CANCELLED AUG. 18

Welcome to 40 Tuscany Court, in the Mosaic of Tuscany. Properties in this collection of townhomes do not last long. The location is superb. It's the perfect blend of being able to walk to the LRT, the ravine path system, and the central market area of Tuscany in just a few minutes. There is also the Tuscany Club just across the road. The home itself is in incredible shape. One of our favourite things is the walk up to the front door on the tree-lined path. Inside, the main floor features a living room, kitchen, and nook area that are all combined and open to each other. Some upgrades in the kitchen include a newer fridge, induction stove, hood fan, dishwasher, and microwave. Finishing off the main floor is a 2 piece bath. Upstairs, the 3-bedroom option which was part of this plan is perfect for families. These generously sized bedrooms each include built-in closet organizers, providing ample storage. There is also a main 4 piece bath on the upper level. The partially finished basement offers even more space, featuring a brand new washing machine and dryer, plenty of storage, and a chest freezer. A new hot water tank was installed in 2023. This home also includes the full two-car garage option, with slotted walls, hooks, and shelving, ideal for organizing your tools and gear. You also get a private front yard and patio that add to the appeal of the Mosaic of Tuscany. For more info, and to see our 360 Virtual Tour, click the



links below.

Built in 2004

Essential Information

MLS® #	A2157752
Price	\$475,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	40 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Induction Cooktop, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 28th, 2024
Days on Market	13
Zoning	M-C1 d75
HOA Fees	223.57
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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.