

\$499,500 - 56 Tuscany Court Nw, Calgary

MLS® #A2161946

\$499,500

3 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.57 Acres

Tuscany, Calgary, Alberta

Welcome to 56 Tuscany Court, Check on the Virtual Tour - a charming END UNIT townhouse in the highly desirable Mosaic of Tuscany community. This beautiful 3-bedroom, 1.5-bathroom home with AIR CONDITIONER is perfectly situated just a short walk from the LRT station, scenic ravine paths, the vibrant central market area, and the Tuscany Club, offering a perfect blend of convenience and leisure. As you approach, a picturesque tree-lined path leads to your private front yard and patio, ideal for relaxing and enjoying the outdoors. Inside, the main floor boasts an open-concept layout, featuring a bright vaulted living room WITH HARDWOOD FLOORS, a bright spacious kitchen with plenty of cabinet and counter space, plus an Island, a cozy dining nook that also affords the space for a Computer area A convenient two-piece bathroom completes the main level. Upstairs, the home features three generously sized bedrooms, each with built-in closet organizers for ample storage. The primary bedroom includes a walk-in closet, and there is a four-piece bathroom on this level for convenience. The partially finished basement offers additional space for washing machine and dryer and plenty of storage WITH newer cabinets. This home also includes a double garage Enjoy the wonderful amenities Tuscany has to offer, including shopping, dining, and easy access to public transportation. Don't miss out on this fantastic opportunity to own a beautiful townhouse in a prime location. Call



today to schedule your showing

Built in 2004

Essential Information

MLS® #	A2161946
Price	\$499,500
Sold Price	\$508,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,285
Acres	0.57
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	56 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3I 2Z1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Partial

Exterior

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

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 13th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	225.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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