

\$459,900 - 176 Tuscany Court Nw, Calgary

MLS® #A2201227

\$459,900

2 Bedroom, 3.00 Bathroom, 1,219 sqft
Single Family on 0 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE SUNDAY 1-3. Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a loft in Tuscany—one of Calgary’s most sought-after communities. This dog-friendly complex offers a low-maintenance lifestyle in a prime location, just steps from shopping, dining, schools, and the Tuscany Club. Step inside to a bright and open floor plan, where a spacious living room seamlessly connects to the central kitchen, featuring ample counter space, a center island and classic oak-finished cabinetry. The generous dining area is perfect for entertaining, while a versatile flex space just off the kitchen offers the ideal spot for a home office, sitting area, or cozy nook. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find two primary bedrooms, each with its own private 4-piece ensuite and walk-in closets, providing ultimate comfort and privacy. The loft area adds additional versatility—ideal for a reading nook or home workspace. One of the bedroom windows was upgraded to a triple-pane window in 2022 for enhanced energy efficiency. The lower level features a laundry area, plenty of storage, and a new hot water tank (installed in September 2024). The double attached garage offers secure parking and extra space for all your gear. Enjoy outdoor living in your fenced front patio, perfect for morning coffee or summer BBQs. The complex had a roof replacement approximately 10 years ago, ensuring peace



of mind. You'll love the convenience of this amazing locationâ€™with Sobeys, restaurants, and shops next door, plus easy access to the LRT, Tuscany Club, and nearby schools. A true gem offering an easy, low-maintenance lifestyle in a vibrant communityâ€™donâ€™t miss out! (id:6289)

Built in 2004

Essential Information

Listing #	A2201227
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Row / Townhouse

Community Information

Address	176 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2Y7

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer & Dryer
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Heating Forced air

Cooling None

of Stories 2

Exterior

Exterior Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark

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