

# \$458,000 - 123 Tuscany Court Nw, Calgary

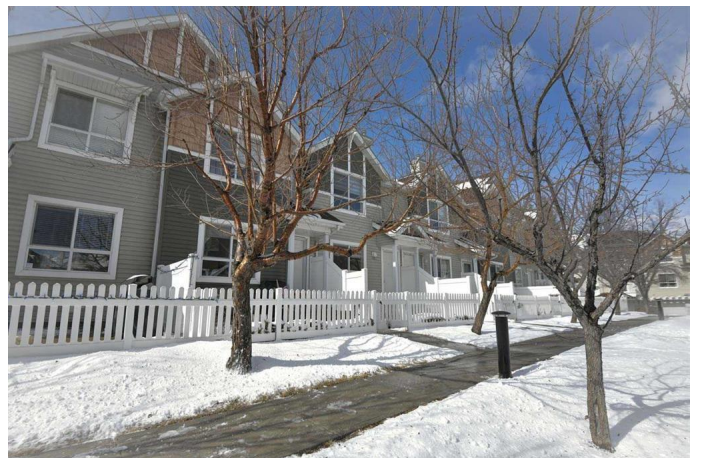
MLS® #A2206036

**\$458,000**

2 Bedroom, 3.00 Bathroom, 1,087 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE 2-4:PM SAT & SUNDAY 04-12 + 13. WOW! Beautiful townhome with 2 bedrooms and 2 ensuite baths. Nicely appointed front concrete fenced patio (7'.11 " x 9'.4") facing east for your sunny morning coffee, faces small green space and gazebo. Entrance w/coat closet, Maple laminate flooring throughout main, Bright Living room with view of green space and open to the rest of the main floor, Kitchen with eating peninsula bar, dual sinks, Black appliances -Flat top stove, Hood fan, New Fridge in 2024, Dishwasher + Microwave. Moveable Island is handy extra counter space, White lacquered tall cabinet for Pantry. The generous size dining nook area is great for entertaining and versatile flex room just off kitchen, ideal for office or cozy sitting area. 2pc Powder room completes the main floor. New Blinds in 2024 throughout. Neutral carpet to Upper level, Linen closet and 2 Good size bedrooms, 1 bedroom is large enough for a King bed, Large walk in closet and a 4pc ensuite. Wake up to the Sun streaming through large east window. 2nd bedroom great size as well with 4pc ensuite and a 2nd walk in closet. Lower level Laundry room and storage with access to the double attached garage. Hot water tank new in 2023. This Townhome has been well cared for and shows very well. The Complex is well run and is walking distance to local shopping, Tuscany Club (Community Center), Sobeys, Starbucks, and many other conveniences. Great Opportunity and Price! Condo Fee-



\$260.00 monthly. Annual HOA fee-\$ 223.57-  
LRT station in Tuscany. Community centre  
and many parks. The complex replaced Roof  
approx. 10 years ago, ensuring peace of mind.  
Tuscany is a vibrant desirable N.W.  
community! Close to University of Calgary and  
Foothill Hospital.

Built in 2004

### **Essential Information**

MLS® #	A2206036
Price	\$458,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	123 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y9

### **Amenities**

Amenities	Park, Parking, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Low Maintenance Landscape, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	7
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.