

\$439,900 - 135 Tuscany Court Nw, Calgary

MLS® #A2264502

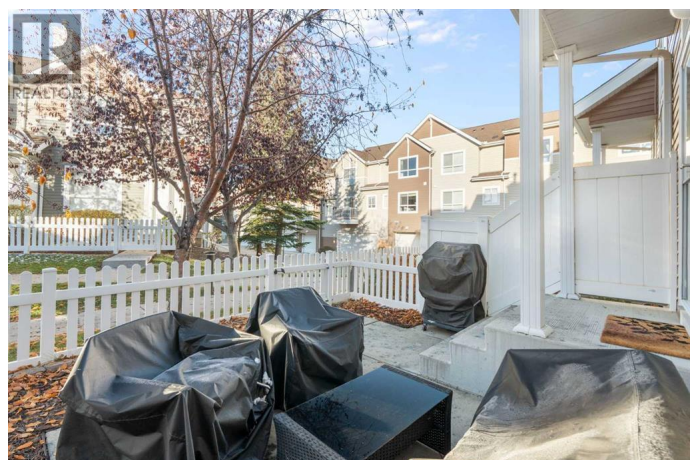
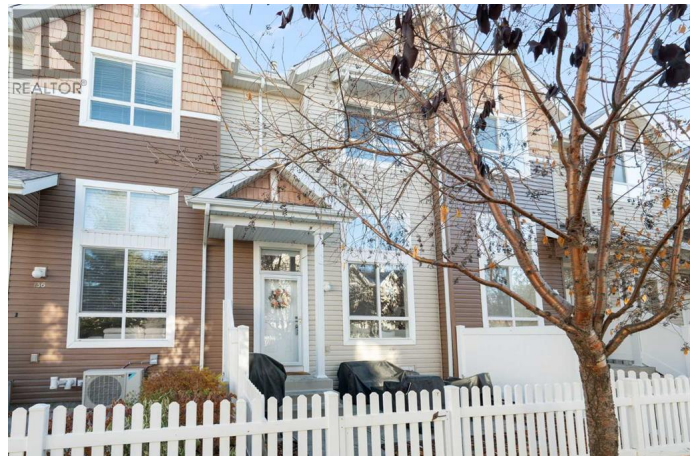
\$439,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Single Family on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a double attached garage in the highly sought-after community of Tuscany! Step inside and be greeted by a vaulted ceiling and an abundance of natural light from the southwest-facing windows. The main floor showcases real hardwood flooring throughout the living, kitchen and dining areas, a spacious living room, and a gourmet kitchen with quartz countertops, tile backsplash, stainless steel appliances, and a custom breakfast nook, perfect for gatherings, morning coffee or working from home. A convenient half bath completes this level. Upstairs, you'll find one of the best layouts in the complex: dual primary suites, each with its own ensuite bathroom and walk-in closet. The lower level includes double car garage access, brand-new LG washer and dryer, highly maintained utilities and plenty of storage with customizable shelving. Outside, enjoy your no-maintenance fenced front yard with a private patio. Ideal for BBQs and entertaining, or relaxing on the balcony just off the kitchen. This home is perfectly located only a few steps from the Tuscany Club, Sobeys, Starbucks, schools, pathways, parks, and more, plus just a quick 5-minute drive to the C-Train and easy access to Crowchild and Stoney Trail. As a Tuscany resident, you'll enjoy exclusive access to the Tuscany Club, featuring a splash park, skating rink, tennis courts, and year-round community



programming for all ages.Upgrades include:
Bosch dishwasher (2021), LG washer & dryer (2025), LG over-the-range microwave (2021), LG fridge (2020), hot water tank (2020), custom blinds (2020), quartz countertops (2022) and fresh paint (2020).Don't miss your chance to own this bright, move-in-ready home in one of Calgary's most family-friendly neighbourhoods! (id:6289)

Built in 2003

Essential Information

Listing #	A2264502
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata
Style	3 Level

Community Information

Address	135 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L2Y7

Amenities

Amenities	Park, Playground, Schools, Shopping, Clubhouse, Recreation Centre
Features	No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None

Exterior

Exterior	Vinyl siding, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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