

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

MLS® #A2201227

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,219 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

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 location with Sobeys, restaurants, and shops next door, plus easy access to the LRT, Tuscan Club, and nearby schools. A true gem offering an easy, low-maintenance lifestyle in a vibrant community don't miss out!

Built in 2004

### Essential Information

MLS® #	A2201227
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	176 Tuscan Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	21
Zoning	M-C1
HOA Fees	225
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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