

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

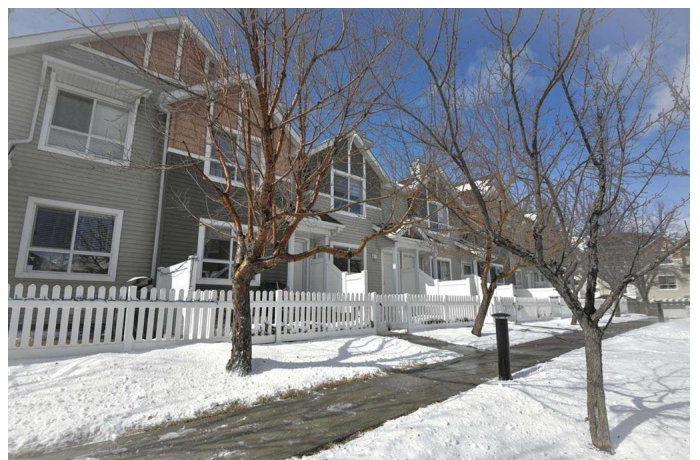
MLS® #A2206036

**\$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 | 8               |
| Zoning         | M-C1            |
| HOA Fees       | 224             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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