# \$474,000 - 171 Tuscany Court Nw, Calgary

MLS® #A2203597

# \$474,000

2 Bedroom, 3.00 Bathroom, 1,232 sqft Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome home to the wonderful community of Tuscany! This stunning home offers great views of COP and even some beautiful mountain vistas. The popular open floor plan creates a bright and inviting atmosphere throughout. The large maple kitchen features plenty of storage and a movable island, perfect for both cooking and entertaining. Gleaming hardwood floors flow seamlessly through the main living areas, adding to the home's elegant appeal.

Step outside to enjoy the private, fenced front yard, or relax on the balcony off the dining area â€" ideal for unwinding and taking in the view. The innovative double master bedroom concept includes two generously sized bedrooms, each with its own full ensuite, ensuring privacy and comfort. The lower level offers laundry area with storage, sink and built ins and is perfect for extra storage or a flex area for a mud room or rec room.

Other notable features include a over-sized double garage, and the property is vacant so offering a quick possession. The Tuscany community rec center, shopping close by, bus routes, and all the walking paths and amenities are within steps away making this the ideal location for walkability and a calm community feel.







Built in 2004

## **Essential Information**

MLS® # A2203597 Price \$474,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,232 Acres 0.00 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 171 Tuscany Court Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2Y7

## **Amenities**

Amenities None Parking Spaces 4

Parking Double Garage Attached, Titled

# of Garages 2

### Interior

Interior Features Breakfast Bar, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, See

Remarks, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

### **Exterior**

Exterior Features Balcony

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 4

Zoning M-C1

HOA Fees 224

HOA Fees Freq. ANN

# **Listing Details**

Listing Office The Real Estate District

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