

\$459,900 - 321 Toscana Gardens Nw, Calgary

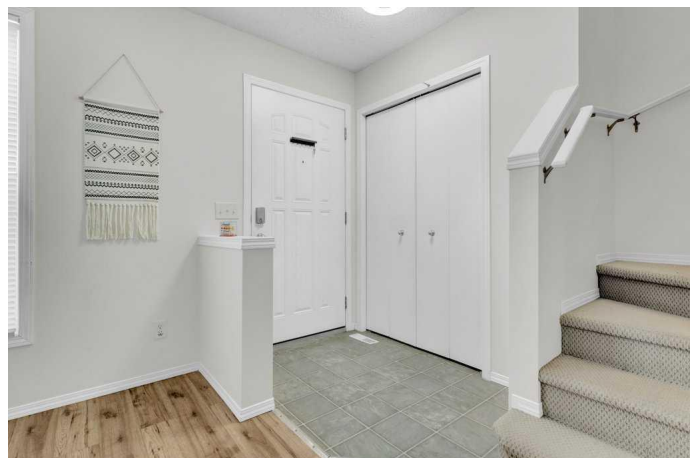
MLS® #A2193199

\$459,900

3 Bedroom, 2.00 Bathroom, 1,206 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome home to this stunning 3-bedroom townhouse, bathed in natural light and designed for both style and comfort. Featuring an immaculate interior and a spacious open floor plan, this home offers an inviting atmosphere from the moment you step inside. The sun-drenched living room flows seamlessly into the kitchen, which boasts a brand-new dishwasher, a separate pantry, a central island, a sit-up breakfast bar, and a generously sized dining area—perfect for entertaining guests. Upstairs, you'll find three spacious bedrooms, a well-appointed 4-piece bathroom, and a cleverly placed linen closet in the stub wall for added convenience. The lower level offers ample storage and functionality, including a large laundry area, a utility room, and direct access to the double attached garage. Step outside to your private, fully fenced, south-facing patio—ideal for relaxing or hosting BBQs (grill included!)—surrounded by a charming picket fence and lush shrubs for extra privacy. Nestled in the peaceful community of Tuscany, this home is just a short walk to local schools and the Tuscany Shopping Centre, where you'll find Starbucks, Sobeys, a dentist, a walk-in clinic, a liquor store, and more. Plus, with the Tuscany Club recreation center, extensive walking paths, ravines, public transit, and LRT access nearby, convenience is truly at your doorstep. Don't miss this incredible opportunity to make this beautiful townhouse your own!



Built in 2004

Essential Information

MLS® #	A2193199
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	321 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C3

Amenities

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
Days on Market	35
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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