

# **\$464,900 - 127 Tuscany Springs Gardens Nw, Calgary**

MLS® #A2236102

**\$464,900**

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

END UNIT IN A TASTEFULLY UPDATED, BEAUTIFULLY KEPT, THREE BEDROOM HIGHLY DESIRABLE COMPLEX IN TUSCANY! A wonderful home or a fantastic investment opportunity. Bright open plan main floor with large living space, generous dining area and a well laid out kitchen with ample counter space, moveable island and great pantry. A convenient half bathroom completes this floor. The upper floor is home to three spacious bedrooms, a full bathroom recently updated, with an alcove for storage or an office. The back entrance is a few steps down from the kitchen & has built in shelves for extra storage and it leads out to the private fenced back yard with patio. The lower level houses the laundry room and storage room with new flooring. Being an end unit means that you have extra windows for all that beautiful light and a double attached oversized garage with additional parking on the driveway. Numerous updates to this home over the last three years include new dishwasher, furnace, humidifier, and washer and dryer. Further updates included new blinds, and ceiling fans in two upstairs bedrooms. Tuscany is a very popular/family friendly neighbourhood with schools, stores, parks, and restaurants and it also has excellent transit. This home is a quick walk to the C-Train station making the commute throughout the city even more convenient.

Built in 2002



## Essential Information

MLS® #	A2236102
Price	\$464,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,348
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	127 Tuscany Springs Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2R4

## Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	M-C1 d100
HOA Fees	220
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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