

326 Toscana Gardens NW
Calgary, Alberta

MLS # A2184018



\$439,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,116 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 361 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan | | |

Inclusions: N/A

Discover the perfect blend of comfort and functionality in this beautifully designed 2-bedroom, 2.5-bathroom townhome in the heart of Tuscany. Spanning 1,116 sq.ft., this home offers a unique split-level layout, ideal for modern living. The main living spaces are a standout feature, with two distinct living rooms thoughtfully separated by stairs. These versatile areas provide endless possibilities for relaxation, entertaining, or creating a dedicated work-from-home space. The kitchen boasts ample granite countertop space, all appliances, a pantry and a convenient breakfast bar, allowing for seamless interaction between the dining and living areas—perfect for hosting family and friends. Upstairs, you’ll find two generously sized bedrooms, each with its own private ensuite, offering privacy and comfort. The unit has its own balcony, ideal for morning coffee or evening relaxation, and a cozy front porch that adds charm and curb appeal. Additional highlights include a double attached garage for secure parking and storage. Situated in the highly desirable Tuscany community, this home is just steps away from parks, schools, shopping, and within minutes to the Tuscany LRT station, ensuring a perfect balance of convenience and tranquility. Book a private showing today!