

176 Tuscany Court NW
Calgary, Alberta

MLS # A2201227



\$459,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting		

Inclusions: N/A

OPEN HOUSE SUNDAY 1-3. Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a loft in Tuscany - one of Calgary's most sought-after communities. This dog-friendly complex offers a low-maintenance lifestyle in a prime location, just steps from shopping, dining, schools, and the Tuscany Club. Step inside to a bright and open floor plan, where a spacious living room seamlessly connects to the central kitchen, featuring ample counter space, a center island and classic oak-finished cabinetry. The generous dining area is perfect for entertaining, while a versatile flex space just off the kitchen offers the ideal spot for a home office, sitting area, or cozy nook. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two primary bedrooms, each with its own private 4-piece ensuite and walk-in closets, providing ultimate comfort and privacy. The loft area adds additional versatility - ideal for a reading nook or home workspace. One of the bedroom windows was upgraded to a triple-pane window in 2022 for enhanced energy efficiency. The lower level features a laundry area, plenty of storage, and a new hot water tank (installed in September 2024). The double attached garage offers secure parking and extra space for all your gear. Enjoy outdoor living in your fenced front patio, perfect for morning coffee or summer BBQs. The complex had a roof replacement approximately 10 years ago, ensuring peace of mind. You'll love the convenience of this amazing location - with Sobeys, restaurants, and shops next door, plus easy access to the LRT, Tuscany Club, and nearby schools. A true gem offering an easy, low-maintenance lifestyle in a vibrant community - don't miss out!