



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

## 45 Tuscany Springs Gardens NW Calgary, Alberta

MLS # A2216753



# \$410,000

|           |                                                        |        |                   |
|-----------|--------------------------------------------------------|--------|-------------------|
| Division: | Tuscany                                                |        |                   |
| Type:     | Residential/Five Plus                                  |        |                   |
| Style:    | 2 Storey                                               |        |                   |
| Size:     | 1,202 sq.ft.                                           | Age:   | 2001 (24 yrs old) |
| Beds:     | 3                                                      | Baths: | 1 full / 1 half   |
| Garage:   | Oversized, Single Garage Attached                      |        |                   |
| Lot Size: | -                                                      |        |                   |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Rectangular Lot |        |                   |

|             |                                                      |            |        |
|-------------|------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                              | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                               | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                      | Condo Fee: | \$ 401 |
| Basement:   | Partial, Unfinished                                  | LLD:       | -      |
| Exterior:   | Brick, Vinyl Siding                                  | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                      | Utilities: | -      |
| Features:   | Built-in Features, Closet Organizers, Open Floorplan |            |        |

Inclusions: N/A

Welcome to this exceptional townhome nestled in the heart of Tuscany—one of Calgary's most desirable and family-friendly communities. Ideally situated just a short walk from the Tuscany LRT station, this property offers unbeatable convenience for commuting downtown or accessing major routes leading to the mountains, making it perfect for both urban professionals and outdoor enthusiasts alike. Inside, the home welcomes you with a bright and airy open-concept main floor featuring generous living and dining areas that flow seamlessly into a thoughtfully designed kitchen, complete with ample cabinetry and counter space. It's a perfect setting for both everyday living and hosting guests. Upstairs, you'll find three well-sized bedrooms and a full bathroom, offering comfortable accommodations for families or roommates. The basement houses a dedicated laundry area and provides additional storage potential, while the single attached garage ensures year-round parking comfort and added convenience. A few steps down from the main living space is a rear entrance with a convenient powder room, leading out to the private, fully fenced backyard with a cozy patio—ideal for relaxing or entertaining. This well-maintained residence presents an excellent opportunity for homeownership or investment, thanks to its low condo fees, functional layout, and private fenced yard—ideal for children, pets, or summer entertaining. You'll also enjoy the convenience of being minutes away from a wide array of amenities, including restaurants, shopping centers, schools, parks, and recreational facilities, all of which contribute to the vibrant and connected lifestyle Tuscany is known for. Whether you're looking for a move-in-ready home in a superb location or a smart addition to your real estate portfolio, this Tuscany townhome delivers on all fronts.

Don't miss your chance to call this beautiful property your own.