



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

780-831-7725
jackadmin@gpremax.com

177 Tuscany Court NW
Calgary, Alberta

MLS # A2262880



\$429,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to Tuscany – Where Community Meets Convenience. This updated 2-bedroom, 1.5-bath townhouse offers style, space, and unbeatable value in one of Calgary’s most desirable neighbourhoods. With fresh paint, luxury vinyl plank flooring on the main level, plush carpet upstairs, and modern appliances—all updated within the past 2 years—this home is 100% move-in ready. The open-concept main floor delivers a smart, functional layout that works for both everyday living and entertaining. Upstairs features two generous bedrooms, a full bath, and a bonus flex space—ideal for a home office or reading nook. Low condo fees make this an affordable, low-maintenance choice—perfect for first-time buyers, small families, or investors looking for solid long-term potential. The location seals the deal. Walk to Tuscany’s shopping centre for your morning Starbucks, groceries at Sobeys, or a quick bite at one of the many dining options nearby. Several schools are within walking distance, making this a great fit for young families. Don’t miss your chance to own in Tuscany—a neighbourhood known for its strong community vibe, excellent amenities, and high demand.