

\$479,900 - 15 Toscana Gardens Nw, Calgary

MLS® #A2226660

\$479,900

2 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to #15 Toscana Gardens NW. This wonderful 2 storey, walk out lower-level townhome is beautifully placed in the complex - facing south on to a park like setting treed walkway. Super cozy picket fenced front yard gets you to the front entry door leading to lower level fully finished office/rec room. On this level you will also find a nice size storage room, mechanical room and a door to the double attached insulated garage. Head up to the open concept design main floor with gleaming hardwood floors and front to back huge windows bringing lots of sun light. Spacious kitchen comes with SS appliance package, upgraded 8 ft tall cabinets, huge central island, white quartz counters and convenient pantry. Open to dining and living room with a sliding door with access onto a deck that has a handy gas BBQ outlet you can take in the beautiful mountain views over the rooftops. Cleverly located full laundry room and half bath complete this level. Second floor offers 2 large primary bedrooms with own ensuite and walk-in closets. This home is beautifully appointed with hardwood floors throughout, offers mountain views from the south master bedroom, best location in the complex and super neighbors. A great location - walking distance to the Tuscany schools and close to the Tuscany Market and the Tuscany Club. There is a City Transit stop at the complex entrance.

Built in 2004



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2226660 |
| Price | \$479,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 15 Toscana Gardens Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 3C2 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Playground, Recreation Facilities, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Garage Faces Rear, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Mid Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial, Walk-Out |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden |
| Lot Description | Back Lane, Level |
| Roof | Asphalt |
| Construction | Silent Floor Joists, Vinyl Siding |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 34 |
| Zoning | M-C1 d75 |
| HOA Fees | 180 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | IQ Real Estate Inc. |
|----------------|---------------------|

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