

# \$475,000 - 179 Toscana Gardens Nw, Calgary

MLS® #A2212239

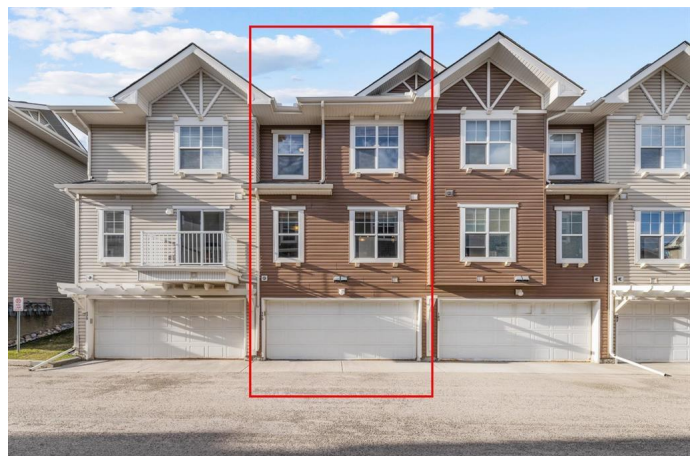
**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,241 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

**\*\*Open House: 14:00-16:30pm, Sun, April 27\*\***

Step into comfort with this well-maintained two-storey home with 3 bedrooms + 1.5 bathroom, attached double garage in sought-after Tuscany! Sunny and bright. Move-in ready! From gleaming hardwood floors to a bright, open-concept main floor, this home is designed for both function and charm. The spacious kitchen features a pantry, island with breakfast bar, and newer SS appliances (2023) – including a new fridge, dishwasher and oven. The inviting living and dining area is perfect for family gatherings and entertaining. A convenient 2-pc bathroom completes the main floor. Upstairs offers a generous primary bedroom with a walk-in closet, 2 additional bedrooms, a full 4-pc bath, and a handy computer nook. The basement is partially developed with a laundry area featuring a new washer and dryer, 2nd refrigerator, water softener, added storage, and direct access to the insulated and drywalled double attached garage. The private fenced courtyard is perfect for relaxing or entertaining. Situated in the peaceful and quiet community of Tuscany, this home is just minutes' walk to local schools and the Tuscany shopping centre with Starbucks, Sobeys, dentist, walk-in clinic, liquor store and more. With the Tuscany Club community recreation center, shopping, schools, public transit, LRT, and a quick drive to the mountains, this home is waiting for you to make it your own! Call to book viewings today!



Built in 2006

## Essential Information

MLS® #	A2212239
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	179 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C3

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

**Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	12
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	2% Realty
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