

# \$468,800 - 235 Tuscany Way Nw, Calgary

MLS® #A2219570

**\$468,800**

3 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

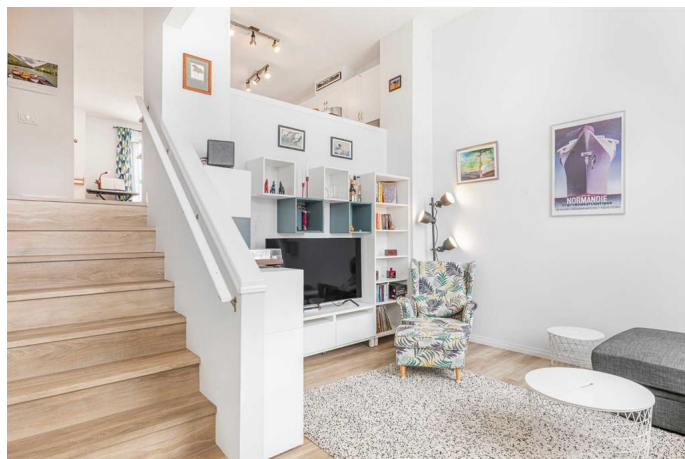
Tuscany, Calgary, Alberta

Welcome to 235 Tuscany Way NW—this beautifully updated 3-bedroom townhouse offers style, comfort, and convenience in the heart of Tuscany. Step inside and be wowed by the high ceilings in the living room and stunning new kitchen featuring new LG Appliances, modern white cabinetry, quartz countertops, an under-mount sink with designer faucet, and a large island perfect for entertaining. The home boasts newer vinyl plank flooring, bright paint throughout, and fully renovated bathrooms. With over 1,200 sq ft of thoughtfully designed living space and an attached OVERSIZED garage, lots of storage space by the new LG washer and dryer, this home has everything you need. Enjoy your morning coffee or unwind in the evening in the patio just in front of your front door that even has a phantom door. Ideally located just steps from Sobeys, Starbucks, the Tuscany Club, and scenic walking paths, this is one of the best spots in Tuscany. Don't miss your chance to own this turnkey home in a prime location!

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2219570  |
| Price     | \$468,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,262         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 235 Tuscany Way Nw |
| Subdivision | Tuscany            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3L 2Y8            |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Visitor Parking                               |
| Parking Spaces | 1                                             |
| Parking        | Off Street, Oversized, Single Garage Attached |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                 |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Partial, Unfinished                                                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                      |
| Lot Description   | Close to Clubhouse, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding                                                          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 9th, 2025  
Days on Market        10  
Zoning                    M-C1  
HOA Fees                231  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

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