\$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 ensuites 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.





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

Pusial Code 12L 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, Gard

Lot Description Back Lane, Level

Roof Asphalt

Construction Silent Floor Joists, Vinyl Sidir

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 39

Zoning M-C1 d75

HOA Fees 180

HOA Fees Freq. ANN

Listing Details

Listing Office IQ Real Estate Inc.

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