

# \$474,000 - 171 Tuscany Court Nw, Calgary

MLS® #A2203597

**\$474,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

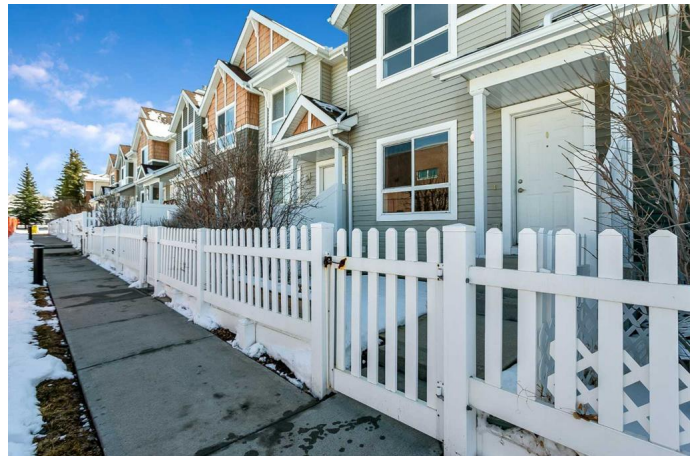
Welcome home to the wonderful community of Tuscany! This stunning home offers great views of COP and even some beautiful mountain vistas. The popular open floor plan creates a bright and inviting atmosphere throughout. The large maple kitchen features plenty of storage and a movable island, perfect for both cooking and entertaining. Gleaming hardwood floors flow seamlessly through the main living areas, adding to the home's elegant appeal.

Step outside to enjoy the private, fenced front yard, or relax on the balcony off the dining area – ideal for unwinding and taking in the view. The innovative double master bedroom concept includes two generously sized bedrooms, each with its own full ensuite, ensuring privacy and comfort. The lower level offers laundry area with storage, sink and built ins and is perfect for extra storage or a flex area for a mud room or rec room.

Other notable features include a over-sized double garage, and the property is vacant so offering a quick possession. The Tuscany community rec center, shopping close by, bus routes, and all the walking paths and amenities are within steps away making this the ideal location for walkability and a calm community feel.

Built in 2004

## Essential Information



MLS® #	A2203597
Price	\$474,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	171 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y7

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Titled
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony
-------------------	---------

Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	5
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.