

# \$474,900 - 15 Toscana Gardens Nw, Calgary

MLS® #A2226660

**\$474,900**

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	\$474,900
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	Visitor Parking, Clubhouse, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Insulated, Garage Faces Rear
# 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	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Lane, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame, S
Foundation	Poured Concrete



Additional Information

Date Listed	June 5th, 2025
Days on Market	45
Zoning	M-C1 d75
HOA Fees	180
HOA Fees Freq.	ANN

Listing Details

Listing Office	IQ Real Estate Inc.
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