

# \$472,000 - 216 Toscana Gardens Nw, Calgary

MLS® #A2253947

**\$472,000**

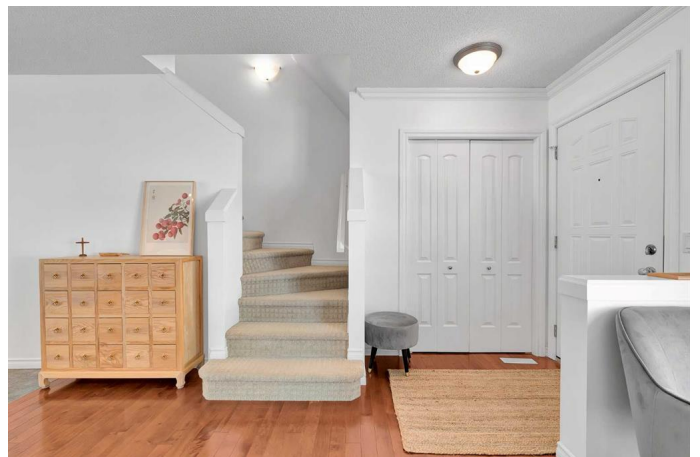
3 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this well-maintained 3-bedroom, 2.5-bathroom townhome with a double attached garage, located in the heart of the family-friendly community of Tuscany! The open-concept main floor boasts hardwood flooring, a spacious living room, a gourmet kitchen with dining area with natural light, a versatile flex/office space, and a convenient half bath. Upstairs, you'll find a large primary bedroom with a full ensuite and walk-in closet, two additional bedrooms with sufficient sunlights to keep them cozy and warm, and a 4-piece family bathroom. The finished basement offers laundry facilities and a huge storage room. The front fenced yard is perfect for summer barbeques, while the double attached garage provides direct access to the lower level. This home is ideally located—within walking distance to the Tuscany Club, Sobeys, Starbucks, schools, pathways, parks, and more. Just a 5-minute drive to the C-Train station! As a resident, you'll enjoy exclusive access to the Tuscany Club, a private community hub with a splash park, skating rink, tennis courts, and year-round events for all ages. Upgrades include: Dishwasher (2022), Washer (2022), Dryer (2022), Hood Fan (2022), Toilets (2022), Hot Water Tank (2020), Fridge (2019), Paint (2019), Curtains(2019), Main Bathroom Renovation (2020), Newer doors, millwork, and kitchen backsplash tiles.

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253947      |
| Price          | \$472,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,262         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216 Toscana Gardens Nw |
| Subdivision | Tuscany                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3L 3C4                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Level           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| Zoning         | M-C1 d75            |
| HOA Fees       | 180                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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