

\$459,900 - 313 Toscana Gardens Nw, Calgary

MLS® #A2214555

\$459,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

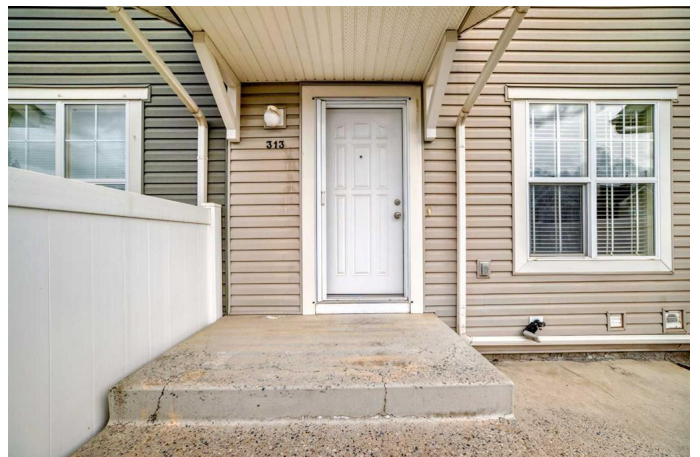
Tuscany, Calgary, Alberta

Welcome to 313 Toscana Gardens NW, a charming townhome nestled in the heart of the family-friendly community of Tuscany! This well-maintained home features a bright and functional layout with an open-concept main floor, spacious bedrooms, and an attached garage for your convenience. Enjoy the peaceful surroundings with mountain views and beautifully landscaped pathways right outside your door. As a bonus, residents have exclusive access to the Tuscany Club—a private community facility offering , splash park, skating rink, tennis courts, and year-round events for all ages. Just minutes to schools, shopping, transit, and major routes, This well-managed complex is perfect for first-time buyers, investors, or downsizers.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214555 |
| Price | \$459,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,224 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |



| | |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 313 Toscana Gardens Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 3C3 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Unfinished, Partial |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 2 |
| Zoning | M-C1 |
| HOA Fees | 252 |

HOA Fees Freq. ANN

Listing Details

Listing Office Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.