

# **\$429,900 - 126 Tuscany Court Nw, Calgary**

MLS® #A2216499

**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Wow! Wow! Wow! This absolutely beautiful 2 bedroom 2 storey townhome is in move in condition and is a must see. Spotlessly clean and extremely well-maintained this delightful home features a bright open plan that includes a gorgeous upgraded maple kitchen with full-height cabinetry, black appliances and raised breakfast bar that opens to a rare, private, SUNNY SOUTHWEST DECK perfect for barbequing (not all units in this complex have upper decks so this is a great perk!). The main floor also features a spacious central dining area and front living room, full-floor laminate flooring, a 2 piece bath and convenient smaller open den or home management centre right off the kitchen, great for your computer, printer and more -- doubles as a great sitting/reading area or a place to store other essentials. Upstairs features 2 very good sized bedrooms each with their own walk-in closets and a full 4 pc bath PLUS another small lofted area also great for a small desk/computer area wired for router set up. Downstairs features tons of space to store seasonals and year round essentials and boasts an ample laundry area WITH LAUNDRY SINK. This lovely property also boasts a small double garage that will accommodate 2 small cars and a private fenced front yard with patio overlooking a serene tree-lined pathway. This complex is extremely well maintained, is PET FRIENDLY and offers very LOW CONDO FEES of only \$260 per month, affords ample visitor parking



plus street parking, is super-close to parks, paths and all amenities and, for a low annual fee, affords access to all of Tuscany Club's great amenities. This is a must see townhome for a buyer wanting a move-in ready, clean and bright townhome with an fantastic floor plan. You will not be disappointed.

Built in 2004

### **Essential Information**

MLS® #	A2216499
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,083
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	126 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z1

### **Amenities**

Amenities	Park, Playground, Visitor Parking, Clubhouse, Pool, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.