

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

MLS® #A2214555

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

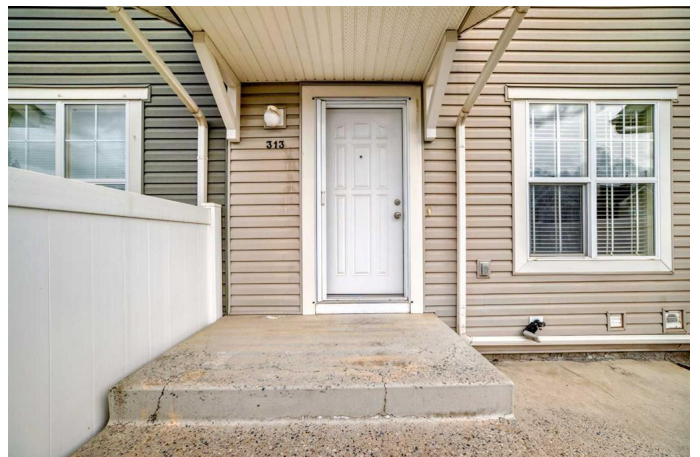
Tuscany, Calgary, Alberta

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	Partial, Unfinished

### 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	6
Zoning	M-C1
HOA Fees	252

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Grand Realty

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