

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

MLS® #A2253947

**\$472,000**

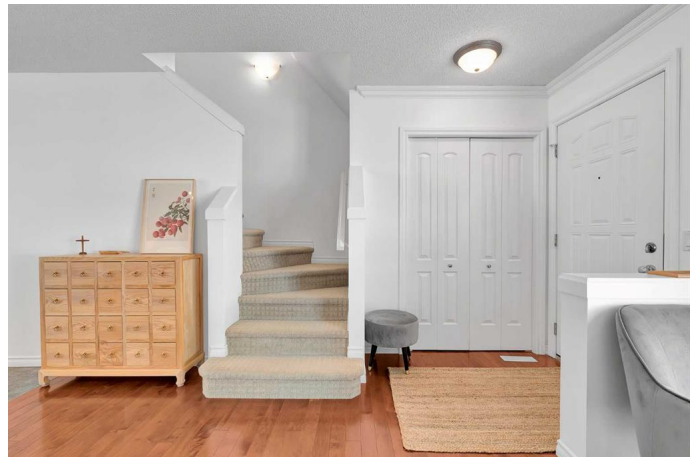
3 Bedroom, 3.00 Bathroom, 1,262 sqft

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	1
Zoning	M-C1 d75
HOA Fees	180
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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