

# \$439,900 - 133 Tuscany Springs Gardens Nw, Calgary

MLS® #A2226245

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Arriving home to this three-bedroom townhome, you'll appreciate the quiet setting within the complex, where thoughtful positioning creates a sense of privacy and peace. Step inside to discover the open main level, where living and dining areas flow naturally together – a space that invites morning coffee while checking emails or evening conversations with family. In the kitchen, oak cabinetry provides ample storage while the centre island becomes a natural gathering spot for meal preparation or casual dining. The large window draws your eye to the backyard, where natural light streams in and backyard views become part of your daily routine. Upstairs, three comfortable bedrooms offer restful retreats, each with pleasant natural light filtering through the windows. The full bathroom serves the sleeping quarters, while a small flex area creates the perfect spot for a home office, reading nook, or children's study space – adapting to however life unfolds. The partial basement keeps laundry tasks convenient and provides direct access to the oversized double garage, where you'll find generous space for vehicles and storage. Step outside to your fully fenced backyard – a special feature in townhouse living – where a mature tree transforms into a cascade of blossoms each early summer, creating your own seasonal show. Living here means walking to the nearby C-Train station for your commute downtown,



while Tuscany's walking paths, parks, and amenities remain within easy reach. In the evenings, you'll return to this peaceful corner of the community, where quiet surroundings and thoughtful design create a true sense of home.

Built in 2002

**Essential Information**

MLS® #	A2226245
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	133 Tuscany Springs Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2R4

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	M-C1 d100
HOA Fees	208
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.