# \$439,900 - 135 Tuscany Court Nw, Calgary

MLS® #A2264502

# \$439,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a double attached garage in the highly sought-after community of Tuscany!

Step inside and be greeted by a vaulted ceiling and an abundance of natural light from the southwest-facing windows. The main floor showcases real hardwood flooring throughout the living, kitchen and dining areas, a spacious living room, and a gourmet kitchen with quartz countertops, tile backsplash, stainless steel appliances, and a custom breakfast nook, perfect for gatherings, morning coffee or working from home. A convenient half bath completes this level.

Upstairs, you'II find one of the best layouts in the complex: dual primary suites, each with its own ensuite bathroom and walk-in closet.

The lower level includes double car garage access, brand-new LG washer and dryer, highly maintained utilities and plenty of storage with customizable shelving. Outside, enjoy your no-maintenance fenced front yard with a private patio. Ideal for BBQs and entertaining, or relaxing on the balcony just off the kitchen.

This home is perfectly located only a few steps from the Tuscany Club, Sobeys, Starbucks, schools, pathways, parks, and more, plus just a quick 5-minute drive to the C-Train and easy access to Crowchild and Stoney Trail.







As a Tuscany resident, you'II enjoy exclusive access to the Tuscany Club, featuring a splash park, skating rink, tennis courts, and year-round community programming for all ages.

Upgrades include: Bosch dishwasher (2021), LG washer & dryer (2025), LG over-the-range microwave (2021), LG fridge (2020), hot water tank (2020), custom blinds (2020), quartz countertops (2022) and fresh paint (2020).

Don't miss your chance to own this bright, move-in-ready home in one of Calgary's most family-friendly neighbourhoods!

Built in 2003

## **Essential Information**

MLS® # A2264502 Price \$439,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,224 Acres 0.00 Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 3 Level Split

Status Active

# **Community Information**

Address 135 Tuscany Court Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta

Postal Code T3L2Y7

#### **Amenities**

Amenities Clubhouse, Park, Playground, Recreation Facilities, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached, Garage Faces Rear

# of Garages 2

#### Interior

Interior Features High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Unfinished, Partial

## **Exterior**

Exterior Features Balcony

Lot Description Front Yard, Low Maintenance Landscape, Greenbelt

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed October 15th, 2025

Zoning MC-1 HOA Fees 293 HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp 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.