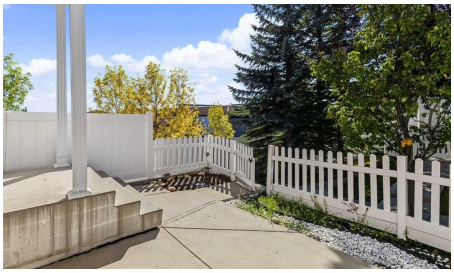
10 Tuscany Court NW

Calgary | Active | MLS® A2347423

$435,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2003**	**1,297.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by AM/PM Properties

A closer look

Welcome home to a beautiful End-Unit townhouse with a double attached garage in the sought-after Tuscany community of NW Calgary. The Unit features a bright, open-plan Living Room, Kitchen/Dining, Master Bedroom with a walk-in closet, 2 additional Bedrooms, 1 full 4 Pc Bathroom, and 1 Half Bathroom. The location is ideal with all amenities close by (LRT Tuscany Station, Bus Routes, Shopping, DIning, Playgrounds and parks, Biking/Walking trails, schools, access to Stoney Trail/Crowchild Trail etc etc.)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347423
Bedrooms	3
Bathrooms	2
Year Built	2003
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,297.62 sq. ft.
Condo Fee:	$280.00
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	West

Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0312087
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$235.33
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mosaic Mercado
Community:	Tuscany
Amenities:	Clubhouse, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 13' × 10'9" ·
2nd Floor	Kitchen · 12'1" × 10'1" ·
3rd Floor	Bedroom · 12'3" × 10'8" ·
3rd Floor	Bedroom · 12'3" × 8'8" ·
3rd Floor	Bedroom - Primary · 14'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse
Interior Features:	Ceiling Fan(s), Chandelier, Kitchen Island
Exterior Features:	Courtyard, Lighting
Patio And Porch Features:	Front Porch
Lot Features:	Corner Lot, Low Maintenance Landscape, Many Trees
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10-tuscany-court-nw-calgary-a2347423/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.