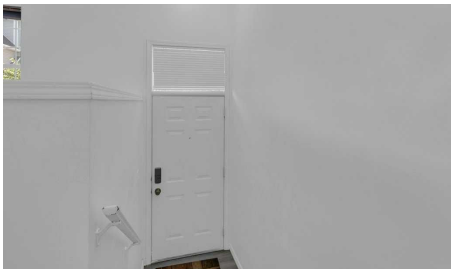
109 Tuscany Springs Gardens NW

Calgary | Active | MLS® A2326590

$398,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2002**	**1,290.41 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Welcome to this beautifully maintained and well-kept two-storey townhome located in the family-friendly community of Tuscany in northwest Calgary. This well-located three-bedroom townhouse offers comfort, convenience, and excellent everyday living. This inviting home features a functional layout with spacious living areas, well-sized bedrooms, and great potential for families, first-time buyers, or investors. Enjoy the benefit of being close to schools, shopping, parks, public transit, and major routes, making daily commuting and errands simple. A wonderful opportunity to own a townhouse in a desirable location. The location offers easy access to Crowchild Trail, Stoney Trail, and beside the Tuscany C-Train station, making commuting straightforward. Shopping and schools. The spacious main floor offers ample living and dining space, perfect for entertaining or relaxing with family. Upstairs, you'll find three generous bedrooms and a full bathroom, while the lower level provides convenient access to the private fenced backyard, ideal for summer BBQs, kids, or pets. The home also includes a double garage located at the bottom in-front and low condo

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326590
Bedrooms	3
Bathrooms	2
Year Built	2002
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:	1,290.41 sq. ft.
Main Level Finished Area:	687.93 sq. ft.

Upper Level Finished Area:	602.48 sq. ft.
Condo Fee:	$419.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	31,118 sq. ft.
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2002 (Age: 24)
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:	0212045
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mosaic Toscana
Community:	Tuscany
Amenities:	Park, Playground
Appliances:	Built-In Gas Range, Dishwasher, Dryer, Electric Stove, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 14'11" × 9' ·
Main Floor	Kitchen · 17'7" × 10'10" ·
Main Floor	Living Room · 16'6" × 12' ·
2nd Floor	Bedroom · 13'3" × 8'11" ·
2nd Floor	Bedroom · 13'5" × 8'9" ·
2nd Floor	Bedroom - Primary · 12'3" × 11'4" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Playground
Patio And Porch Features:	Patio
Lot Features:	Back Yard, No Back Lane, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MC1 d100
Listed Date:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-tuscany-springs-gardens-nw-calgary-a2326590/

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

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