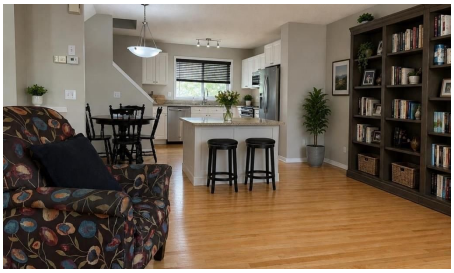
155 Tuscany Springs Gardens NW

Calgary | Active | MLS® A2348234

$374,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2001**	**1,255.02 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Hot Price for this move in ready, tastefully updated, sun-drenched townhouse in a prime, highly accessible location. Step inside, leave your shoes & walk upstairs, hang your coats in the designated closet & walk into a fabulous open-concept main floor. Newly Painted in a crisp, modern palette with bright white baseboards. The expansive living room easily accommodates a variety of furniture configurations, anchored by character-rich hardwood flooring. A versatile side counter and dual cupboard setup serves perfectly as a tech nook or display station. The adjoining dining area flexibly scales from intimate dinners to larger gatherings, flowing seamlessly into the updated kitchen. Home chefs will love the freshly painted white cabinetry, dual sinks overlooking the backyard with radiant fall colors, and Brand-New Stainless Steel Appliances (stove, dishwasher, and bottom-freezer fridge). Upstairs, Brand-New Carpeting leads to a great flex area-ideal for a home office, reading nook, or yoga space. The spacious primary suite is flooded with natural light from a south-facing window showcasing beautiful fall trees out the window & features a large walk-in closet with built-in linen storage. Two additional well-sized bedrooms offer excellent closet space and one room features custom built-in shelving. Views from all windows display vibrant colorful autumn trees. Makes this a warm, welcoming home. The updated full bathroom boasts a modern vanity, newer toilet, and an upgraded showerhead.
The lower levels include a tucked-away powder room, with easy access from the garage when you rush home after a long drive or offers quick access to enjoy the backyard or upstairs. There’s a dedicated laundry/utility basement which offers direct access to your oversized single garage with room to store your seasonal toys. Outside, the fully fenced, south-facing backyard is a great oasis with the colorful trees & features a patio area. Moveable privacy screens you could choose to install on the patio blocks, may be an option should you want to get them. Mechanical upgrades provide total peace of mind, including a New HOT WATER TANK, Updated TOILETS & New CO2/SMOKE DETECTORS. Long term property equity is safeguarded by upcoming, complex wide exterior stairwell & railing replacements planned for in the near future. Buyers choice if they wish to pay & enjoy community HOA fees. To date this unit has Not participated. Your choice to save money or join the valuable amenities. Enjoy living in this fabulous home, while just steps from the C-Train, transit, parks, and pathways. The community is robust with amenities, schools and quick access out to the mountains!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348234
Bedrooms	3
Bathrooms	2
Year Built	2001
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:	1,255.02 sq. ft.
Main Level Finished Area:	536.87 sq. ft.
Upper Level Finished Area:	625.2 sq. ft.
Below Grade Finished Area:	145.54 sq. ft.
Condo Fee:	$419.00
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Lot Area:	31,363 sq. ft.
Lot Frontage:	0'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2001 (Age: 25)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0112021
Heating:	Forced Air
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Mosaic
Community:	Tuscany
Amenities:	Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 15'8" × 14'5" ·
Main Floor	Dinette · 13'1" × 6'7" ·
Main Floor	Kitchen · 10'3" × 9'11" ·
Main Floor	Bedroom · 13'9" × 8'11" ·
Upper Level	Flex Space · 5'8" × 4'6" ·
Upper Level	Bedroom - Primary · 13'4" × 10'11" ·
Upper Level	Bedroom · 11'5" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d100
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/155-tuscany-springs-gardens-nw-calgary-a2348234/

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

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