156 Tuscany Springs Gardens NW

Calgary | Active | MLS® A2356047

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2002**	**1,201.09 sq. ft.**

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Listed by First Place Realty

A closer look

Set along a quiet street in the established community of Tuscany, this well-planned townhome is just minutes' walk from the Tuscany LRT Station, providing convenient access to downtown and other areas of Calgary. The functional dual-primary-bedroom layout offers two spacious bedrooms, each with its own private ensuite, making the home well suited to couples, guests, adult children or shared living. A main-level half bath adds everyday convenience.

The bright living and dining areas provide comfortable space for daily life and entertaining, while the kitchen keeps the main living areas connected and practical. An attached single garage offers secure parking, additional storage and protection from the elements.

Located in The Mosaic in Tuscany, the property is close to parks, pathways, schools, shopping and community services. The community is also home to the Tuscany Club, with amenities that include tennis and pickleball courts, a splash park, skatepark, gymnasium and seasonal skating facilities.

Convenient connections to Crowchild Trail and Stoney Trail further simplify travel throughout the city. This is a comfortable, low-maintenance home in a sought-after northwest Calgary community known for its natural surroundings, recreational amenities and accessibility.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356047
Bedrooms	2
Bathrooms	3
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:	1,201.09 sq. ft.
Condo Fee:	$419.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	South
Entry Level:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0212045
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Siding
Structure Type:	Five Plus
Roof:	Shingle

Ensuite:	Yes
Flooring:	Carpet, Concrete, Hardwood, Other, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Garage Door Opener, Garage Faces Front, 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:	None
Appliances:	Dishwasher, Dryer, Electric Range, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'3" × 13' ·
Main Floor	Kitchen · 13'4" × 9'11" ·
Main Floor	Dining Room · 13'8" × 10'5" ·
2nd Floor	Bedroom · 13'9" × 12' ·
2nd Floor	Bedroom - Primary · 14'10" × 11'10" ·
Lower Level	Furnace/Utility Room · 17'3" × 8'1" ·

Title to Land:	Fee Simple
Community Features:	Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wood Windows
Exterior Features:	Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/156-tuscany-springs-gardens-nw-calgary-a2356047/

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