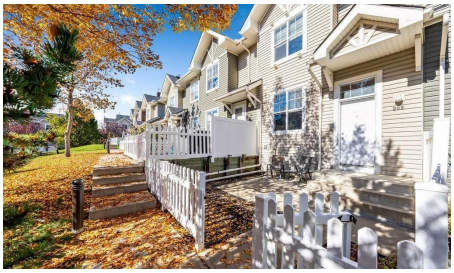
205 Toscana Gardens NW

Calgary | Active | MLS® A2349084

$424,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2006**	**1,213.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Welcome to this beautiful 2 bedroom 2 en-suite bathroom townhome with all the amenities near by. The sought after community of Tuscany offers convenience and tranquil settings. This gently used Townhome is very well-planned layout with two bedrooms with large en-suites and closets in each bedroom. The main floor offers a bright kitchen with a huge living room area which leads to the huge living area. The south living room area offers bright and sunshine. The second floor presents with a convenient area where you can have little private den area. Two huge separate bedrooms offers private ensuites and large windows with spacious closet areas. The basement offers laundry area with an extra space where you can unload the groceries or utilize as a storage area. Double attached garage is just another convenience to this lovely condo. This beautiful condo is located in a quiet walking path, shopping nearby, and walking distances from the schools. It is a great opportunity to own this well maintained condo.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349084
Bedrooms	2
Bathrooms	3
Year Built	2006
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:	1,213.84 sq. ft.
Main Level Finished Area:	617.67 sq. ft.
Upper Level Finished Area:	596.17 sq. ft.

Condo Fee:	$374.74
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
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:	0513509
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$219.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mosaic Toscana
Community:	Tuscany
Amenities:	Other, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
Main Floor	Entrance · 6'8" × 4'2" ·
Main Floor	Kitchen · 13'3" × 10'2" ·
Main Floor	Dining Room · 10' × 6'5" ·
Main Floor	Living Room · 13'8" × 12' ·
2nd Floor	Flex Space · 6'5" × 5'10" ·
2nd Floor	Bedroom - Primary · 13'2" × 10'5" ·

2nd Floor	Bedroom · 12' × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/205-toscana-gardens-nw-calgary-a2349084/

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

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