45 Tuscany springs Gardens NW

Calgary | Active | MLS® A2341378

$370,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2001**	**1,195.13 sq. ft.**

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Listed by LPT Realty

A closer look

Welcome to this beautifully updated 3 bedroom, 1.5 bathroom townhouse in the desirable community of Tuscany. Offering an oversized single attached garage and a fenced backyard with grass, this home is a great fit for first time buyers, families, or anyone looking for a low maintenance home in a fantastic northwest Calgary location.

The main floor offers a bright and welcoming living space with brand new paint and lighting throughout. The kitchen has been tastefully updated with brand new cabinets, brand new quartz countertops, and stainless steel appliances, creating a fresh and modern space for everyday living and entertaining. Upstairs you will find three comfortable bedrooms and a full bathroom, providing plenty of space for a growing family, guests, or a home office.

The fully fenced backyard with grass provides a great outdoor space for relaxing, entertaining, or enjoying time with the kids. The oversized single attached garage offers plenty of room for your vehicle along with additional storage.

Location is a major highlight of this home. Backing onto the Tuscany LRT Station, you will enjoy incredibly convenient access to Calgary Transit and the rest of the city. Tuscany is a well established and family friendly northwest community known for its parks, pathways, green spaces, schools, and strong sense of community. The neighbourhood is also close to 12 Mile Coulee, which offers hiking and walking trails, pathways, and off leash areas for those who enjoy spending time outdoors.

Residents also have access to a variety of community recreation and activities, including sports programs, playgrounds, pathways, baseball and soccer facilities, and community events. With shopping, restaurants, schools, recreation, transit, and major roadways all close by, Tuscany offers a wonderful balance of convenience and outdoor living.

With its extensive updates, excellent location, attached oversized garage, and private fenced yard, this townhouse is move-in ready and offers an excellent opportunity to make Tuscany home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341378
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:	1,195.13 sq. ft.
Main Level Finished Area:	509.96 sq. ft.
Below Grade Finished Area:	137.19 sq. ft.
Condo Fee:	$419.00
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2001 (Age: 25)
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:	0113052

Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, 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:	1
Parking:	Driveway, Off Street, Single 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:	The Mosaic
Community:	Tuscany
Amenities:	None
Appliances:	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window coverings

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 13'3" × 6'4" ·
Main Floor	Living Room · 15'6" × 10'5" ·
2nd Floor	Bedroom · 11'4" × 8'11" ·
2nd Floor	Bedroom · 13'4" × 8'10" ·
2nd Floor	Bedroom - Primary · 13'4" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Garden, Lighting, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Landscaped, Lawn, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MC1 d100
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-tuscany-springs-gardens-nw-calgary-a2341378/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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