60 Tuscany Court NW

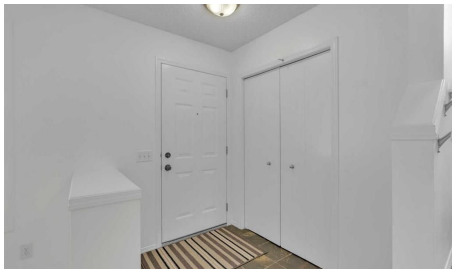
Calgary | Active | MLS® A2352946

$410,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2004**	**1,278.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

OPEN HOUSE: SATURDAY, NOV. 21st 12-2 PM | Bright End Unit | Double Attached Garage | 3 Bedrooms | Desirable Tuscany Location! Welcome to this bright and spacious end-unit townhome in the heart of Tuscany, offering nearly 1,280 sq. ft. above grade, 3 bedrooms, 1.5 bathrooms, and a double attached garage. The charming exterior, white picket fence, and inviting front patio create excellent curb appeal, while the end-unit positioning provides additional windows and abundant natural light throughout. Freshly painted and with brand-new carpet, this home offers a clean, updated feel and is ready for its next owners. Inside, the main floor showcases hardwood flooring and an open-concept design connecting the living, dining, and kitchen areas, creating a comfortable and functional space for everyday living and entertaining. The kitchen features ample cabinetry and counter space, a central island, and a convenient pantry, while a 2-piece bathroom completes the main level. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat with a walk-in closet, and a full 4-piece bathroom. The lower level offers generous laundry and storage space with direct access to the double attached garage. Enjoy attractive views toward Canada Olympic Park and the surrounding area, along with the convenience of living in a well-maintained complex. Tuscany is one of NW Calgary's most established family-friendly communities, offering an extensive pathway network, parks, off-leash areas, playgrounds, and excellent schools. The Tuscany Club, Tuscany Market, shopping, restaurants, and transit are all nearby, with convenient access to Stoney Trail and Crowchild Trail for an easy commute. Whether you're a first-time buyer, growing family, or looking to downsize, this home offers a fantastic combination of recent updates, natural light, functional living space, and low-maintenance living in a highly desirable community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352946
Bedrooms	3
Bathrooms	2
Year Built	2004
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:	1,278.31 sq. ft.
Condo Fee:	$280.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
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:	0411320
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Hardwood, Tile
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:	$235.33
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Mosaic Mercado
Community:	Tuscany
Amenities:	Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Ceiling fan(s), window coverings
Restrictions:	Easement Registered On Title
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 13' × 12'1" ·
Main Floor	Kitchen · 13'9" × 11' ·
Main Floor	Dining Room · 17'9" × 8'8" ·
2nd Floor	Bedroom - Primary · 12'1" × 11'5" ·
2nd Floor	Bedroom · 9'10" × 8'8" ·
2nd Floor	Bedroom · 10'8" × 8'6" ·
Basement	Laundry · 12'6" × 12' ·

Basement	Furnace/Utility Room · 6'1" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Sidewalks
Interior Features:	Ceiling Fan(s), Closet Organizers, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/60-tuscany-court-nw-calgary-a2352946/

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