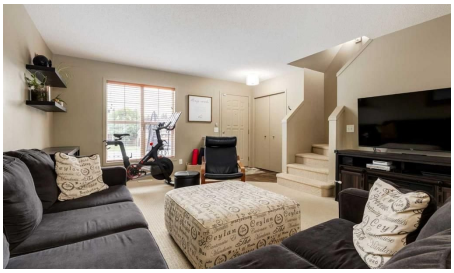
778 Tuscany Drive NW

Calgary | Active | MLS® A2346292

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2004**	**1,226.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this beautifully maintained +1200 sq.ft. townhome in the sought after community of Tuscany, complete with a double attached garage and your own private, fully fenced outdoor space. Bright, welcoming and exceptionally well cared for, this home offers a wonderful combination of comfort, functionality and an incredible location.

The main floor is bright and open, with the kitchen, dining area and living room thoughtfully connected to create an inviting space for everyday living and entertaining. The kitchen features an abundance of cabinetry, stainless steel appliances, a large island and plenty of counter space.. Large windows bring in an abundance of natural light and overlook your private fenced front yard, creating a lovely connection between the indoor and outdoor living spaces.

Upstairs, you'll find 3 comfortable bedrooms, including a spacious primary bedroom, along with a full bathroom. The lower level provides additional flexibility with plenty of room for storage and direct access to the double attached garage. With its thoughtful layout and generous living spaces, this home offers everything you need without the maintenance of a detached home.

One of the highlights is the private fenced outdoor space at the front of the home, offering a wonderful spot for morning coffee, summer dinners, gardening or simply enjoying some fresh air. The double attached garage provides plenty of room for vehicles, bikes and all of life's extras, while keeping you warm and dry through Calgary's winters.

Tuscany is a wonderful family community surrounded by parks, pathways, playgrounds and green spaces, with excellent access to Crowchild Trail, Stoney Trail and Calgary Transit. Tuscany School offers Kindergarten through Grade 5, including regular and Early French Immersion programs, while Twelve Mile Coulee School serves Grades 6 through 9. Shopping, restaurants, recreation and everyday amenities are all close by, making this an incredibly convenient and family friendly place to call home.

Beautifully maintained, wonderfully located and offering a rare combination of a double attached garage, private outdoor space and 3 bedrooms, this is a home that is easy to love and ready for its next owners.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346292
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:	1,226.32 sq. ft.
Main Level Finished Area:	624.22 sq. ft.
Upper Level Finished Area:	602.11 sq. ft.
Condo Fee:	$374.74
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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:2, Half:0)
Num Ensuite Baths:	0

Plan:	0510541
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double 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:	Mosaic Toscana
Community:	Tuscany
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 7'9" × 6'7" ·
Main Floor	Foyer · 5'9" × 4'8" ·
Main Floor	Kitchen · 13' × 12' ·
Main Floor	Pantry · 1'11" × 1'11" ·
Main Floor	Living Room · 20'5" × 17'3" ·
Upper Level	Bedroom · 13'4" × 8'8" ·
Upper Level	Bedroom · 11'10" × 8'3" ·
Upper Level	Bedroom - Primary · 12'7" × 11'7" ·
Upper Level	Walk-In Closet · 6'5" × 4'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/778-tuscany-drive-nw-calgary-a2346292/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.