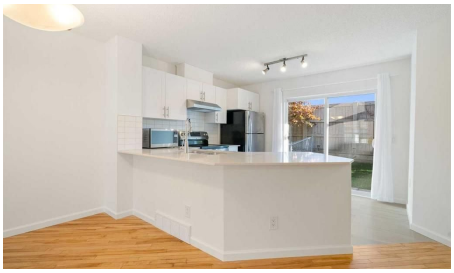
83 Tuscany Springs Gardens NW

Calgary | Active | MLS® A2346733

$414,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2002**	**1,142.18 sq. ft.**

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Listed by CIR Realty

A closer look

Move-in ready and completely transformed, this beautifully renovated Tuscany townhome represents approximately $25,000 in thoughtful upgrades from top to bottom.

The kitchen is a showstopper, featuring brand new cabinetry, stunning quartz countertops, a new kitchen faucet, a fresh tile backsplash, and stainless steel appliances. A single-level kitchen counter creates an expansive, continuous workspace, and new curtains and rods in both the kitchen and living room complete the fresh, cohesive look. The open main floor connects the kitchen, dining, and living areas seamlessly, making everyday living and entertaining effortless. A convenient half bathroom with new tile flooring off the main floor is perfect for guests and busy daily routines.

Upstairs, the rare double ensuite configuration sets this home apart. Most townhomes in this complex come with only one full bathroom, making this layout an exceptional find, ideal for roommates, guests, or a growing household.

This is not a partial refresh. Every inch of this home has been touched, including new carpet, fresh paint throughout every room and ceilings, new baseboards, new light fixtures, new electrical outlets, new light switches, new toilets, new smoke detectors, air conditioning, and a brand new furnace (2026), all completed with care and attention to detail.

The attached oversized single car garage provides secure parking plus generous storage for seasonal gear, sports equipment, and tools, an invaluable feature during Calgary winters. A full driveway comfortably accommodates larger vehicles. The lower level offers laundry facilities and additional storage.

The condo board is highly organized and proactive, having completed a number of improvements over the years, including a new roof, all funded through the reserve fund, giving buyers confidence and peace of mind.

Located steps from the Tuscany LRT station, this home offers effortless access to downtown Calgary. Scenic pathways connect directly to the breathtaking Twelve Mile Coulee ravine for nature walks and cycling. Tuscany School and St. Basil School serve the community beautifully, and the Tuscany Market shopping centre puts Sobeys, restaurants, and daily services just minutes from your door. Quick connections to Crowchild Trail and Stoney Trail make getting anywhere in Calgary simple.

This is an exceptional opportunity to own a fully renovated home in a community that consistently attracts strong buyer demand. Do not miss your chance to call Tuscany home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346733
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:	1,142.18 sq. ft.
Main Level Finished Area:	571.27 sq. ft.
Upper Level Finished Area:	570.91 sq. ft.
Below Grade Finished Area:	128.42 sq. ft.
Condo Fee:	$419.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	1
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:	0210326
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Mosaic
Community:	Tuscany
Amenities:	Playground, Visitor Parking

Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 13'9" × 13'7" ·
Main Floor	Kitchen · 11'11" × 10'9" ·
Main Floor	Living Room · 13'3" × 12'11" ·
2nd Floor	Bedroom · 13'8" × 9'9" ·
2nd Floor	Bedroom - Primary · 14'9" × 11'10" ·
Basement	Furnace/Utility Room · 17'3" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, Open Floorplan, Separate Entrance, Smart Home, Storage, Track Lighting, Walk-In Closet(s)
Exterior Features:	Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d100
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83-tuscany-springs-gardens-nw-calgary-a2346733/

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