



**GRASSROOTS**

REALTY GROUP

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**55 Tuscany Court NW**  
**Calgary, Alberta**

**MLS # A2305426**



**\$425,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This well-maintained 3-level split townhome offers a highly desirable layout featuring two spacious primary bedrooms, each with its own private ensuite, along with a rare double attached garage—perfect for comfortable living or investment potential. Offering 1,234.7 sq.ft. of thoughtfully designed living space, the main floor features a bright and open layout with large windows that fill the home with natural light. The kitchen is well-equipped with ample cabinetry, generous counter space, a central island, and a convenient breakfast bar. One of the standout features of this home is the versatile main floor layout, which includes a generous dining area plus an additional flexible space—perfect for a home office, reading nook, or extra seating area to suit your lifestyle. The lower level provides laundry and additional storage space, adding to the home’s overall functionality. Enjoy the west-facing fully fenced front patio—ideal for relaxing or summer BBQs. Located in the sought-after community of Tuscany, just steps from transit, walking paths, schools, shopping, and all amenities, with quick access to Stoney Trail and the mountains. A fantastic opportunity for first-time buyers, downsizers, or investors.