



**45 Tuscany Springs Garden NW
Calgary, Alberta**

MLS # A2313267



\$415,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,095 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Dishwasher, electric stove, microwave, range hood, refrigerator, washer/dryer, window coverings, garage door remote, and garage door controls.

Welcome to the heart of Tuscany, one of Calgary's most sought after family friendly communities! This beautifully updated 3 bedroom townhouse offers the perfect combination of comfort, convenience, and lifestyle. Step inside to discover a bright and functional open concept layout featuring a newly renovated kitchen with updated finishes, modern lighting throughout, and fresh paint that gives the entire home a clean, stylish, move in ready feel. The spacious main floor offers ample living and dining space, perfect for entertaining or relaxing with family. Upstairs, you'll find three generous bedrooms and a full bathroom, while the lower level provides convenient access to the private fenced backyard, ideal for summer BBQs, kids, or pets. The home also includes a single attached garage and low condo fees. Located just minutes from the Tuscany LRT Station, this property offers quick access to downtown Calgary, Crowchild Trail, Stoney Trail, and an easy escape to the Rocky Mountains. Tuscany is known for its incredible community atmosphere and outstanding amenities including parks, playgrounds, walking pathways, schools, shopping, recreation facilities, and the Tuscany Club, which features year round activities for residents. Enjoy nearby restaurants, cafes, fitness centres, and all the conveniences that make Tuscany one of NW Calgary's most desirable communities. Whether you're a first time buyer, young family, downsizer, or investor, this is an incredible opportunity to own in a well established community with strong long term value. Don't miss your chance to call Tuscany home!