



GRASSROOTS
REALTY GROUP

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264 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2321887



\$444,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Covered, Double Garage Attached, Front Drive, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Stand up freezer, Flower pot(s) underfront stairs, Garage door opener remote.

Price Reduction of \$15,000.00 June 26, 2026 Extensively upgraded and meticulously maintained, this 3 bedroom end unit townhouse with 1 full bathroom and a convenient main floor half bath stands out as one of the most refined and turnkey offerings in its price range. Ideally located just a 2 minute walk to the Tuscany C Train station, this home also features a larger than average backyard compared to other units in the complex, offering additional outdoor space and privacy that is rarely found. Since 2024, significant capital improvements and detailed upgrades have been completed throughout. The home features a brand new shingle roof (2024), new hot water tank (installed 2026), and fully updated electrical with new switches, receptacles, and modern LED lighting fixtures throughout. Every inch of the interior including walls, ceilings, doors, baseboards, railings, and closets was professionally repainted in May 2026, creating a fresh, cohesive feel from top to bottom. Hardwood floors have just been resealed and carpets professionally cleaned in June 2026, further enhancing the move in ready condition. The kitchen has been refreshed with new appliances (2025) and a brand new microwave (2026), upgraded plumbing fixtures, new shut off valves, a stainless dishwasher hose, and updated slow close cabinet hardware. Both bathrooms have also been upgraded with new plumbing fixtures and shut off valves, including new toilets with the upstairs never used, and a renovated lower bathroom featuring a new vanity, sink, and heated slate tile flooring. Downstairs, the finished basement offers excellent additional living and storage space, complete with an epoxy coated floor, new wire shelving, and a laundry area equipped with washer, dryer, stand up freezer, and new stainless hoses and shut offs. Additional improvements include a new garage

door opener and spring, upgraded weather stripping on all doors for improved energy efficiency, new front stairs and handrails (2026), and cleaned dryer vents. The double attached garage offers exceptional functionality with a generous 19' depth, complemented by a full driveway that comfortably accommodates larger vehicles, including a 1 ton truck, an uncommon and highly desirable feature in this segment. Comfort and efficiency continue throughout with custom light filtering blackout blinds on all windows, new smoke detectors (2026), and a non smoking interior. Even the garage has been enhanced with bright 4 foot LED lighting. This is a rare opportunity to own a truly move-in ready home where the major expenses have already been taken care of. A standout property for buyers seeking quality, care, and long term value in a well established community with unbeatable access to transit and amenities. Some photos have been virtually staged.