



GRASSROOTS
REALTY GROUP

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109 Tuscany Springs Gardens NW
Calgary, Alberta

MLS # A2326590



\$430,000

Division:	Tuscany		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,290 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.71 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MC1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautifully maintained and well-kept two-storey townhome located in the family-friendly community of Tuscany in northwest Calgary. This well-located three-bedroom townhouse offers comfort, convenience, and excellent everyday living. This inviting home features a functional layout with spacious living areas, well-sized bedrooms, and great potential for families, first-time buyers, or investors. Enjoy the benefit of being close to schools, shopping, parks, public transit, and major routes, making daily commuting and errands simple. A wonderful opportunity to own a townhouse in a desirable location. The location offers easy access to Crowchild Trail, Stoney Trail, and beside the Tuscany C-Train station, making commuting straightforward. Shopping and schools. 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 double garage located at the bottom in-front and low condo