



GRASSROOTS
REALTY GROUP

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68 Tuscany Court NW
Calgary, Alberta

MLS # A2326817



\$398,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Oversized, Paved, Rear Drive, Sir		
Lot Size:	-		
Lot Feat:	Front Yard, Greenbelt, Landscaped, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom townhouse in the heart of Tuscany, offering an exceptional blend of comfort, convenience, and low-maintenance living. Ideally located just steps from the Tuscany Market, you'll love having coffee shops, restaurants, grocery shopping, and everyday amenities right outside your door while enjoying one of Northwest Calgary's most sought-after communities. Step inside to discover a bright and inviting open-concept main floor featuring brand-new flooring, a spacious living room filled with natural light, a dedicated dining area, and a convenient 2-piece powder room. The well-designed kitchen offers an abundance of counter and cabinet space, complete with a breakfast bar, pantry, and cozy nook — a perfect place to work from home. Sliding patio doors lead to your private balcony, an ideal spot for your morning coffee! Upstairs, the versatile loft/flex space provides the perfect area for a home office, reading nook, or study area. The spacious primary bedroom features a walk-in closet and oversized window, while the generous second bedroom also includes its own walk-in closet. A well-appointed 4-piece bathroom is thoughtfully situated between the bedrooms for added privacy. The lower level offers a functional laundry area with ample storage space, and direct access to the oversized single attached garage, providing extra room for bikes, seasonal storage, or outdoor gear. Outside, enjoy the privacy of your fully fenced front yard—a welcoming space for relaxing or gardening. You'll also be happy to know that pets are allowed with board approval! Whether you're a first-time home buyer, downsizer, or investor, this move-in-ready townhouse delivers outstanding value in a vibrant community known for its parks, walking paths, schools, recreation facilities, and easy

access to major routes, making commuting throughout Calgary simple and convenient. Don't miss your opportunity to enjoy everything that makes living in Tuscany so desirable!