



GRASSROOTS
REALTY GROUP

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23 Toscana Gardens NW
Calgary, Alberta

MLS # A2329823



\$439,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Murphy Bed

Welcome to this well cared for 2 bed, 2.5 bath townhome nestled in the heart of Tuscany, one of Northwest Calgary's favourite communities. This charming home offers 1,481 sqft of comfortable living space across three levels. The entry level features a versatile flex room complete with a murphy bed, and offers a clean canvas ready for your personal touch. Whether it becomes a home office or personal gym, the possibilities are endless. The main floor offers a functional kitchen, a guest bath, laundry room and an open living area with direct access to the south facing balcony. Upstairs you will find two primary bedrooms, each complete with a walk-in closet and ensuite. Tucked between them is a quiet nook, ideal for a desk or small workspace. A double attached garage and a fenced private front yard complete the package. At the heart of this great community is a private recreation centre that provides ample space to play, connect and enjoy. Beyond the gates of the Tuscany Club, there is over 170 acres of natural ravine connecting to the Bow River Pathway, offering kilometres of walking, running and cycling right at your doorstep. Tuscany is a community rich in character and spirit. It is home to schools, parks and everyday amenities. With quick access to major roadways including Stoney Trail, 16 Avenue, and Crowchild Trail and within walking distance to the LRT Station, getting anywhere in the city is effortless, making both work and play completely within reach. Whether you are buying your first home, downsizing or looking for a smart investment, this property deserves your attention.