

# \$450,000 - 63 Toscana Gardens Nw, Calgary

MLS® #A2262533

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,483 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

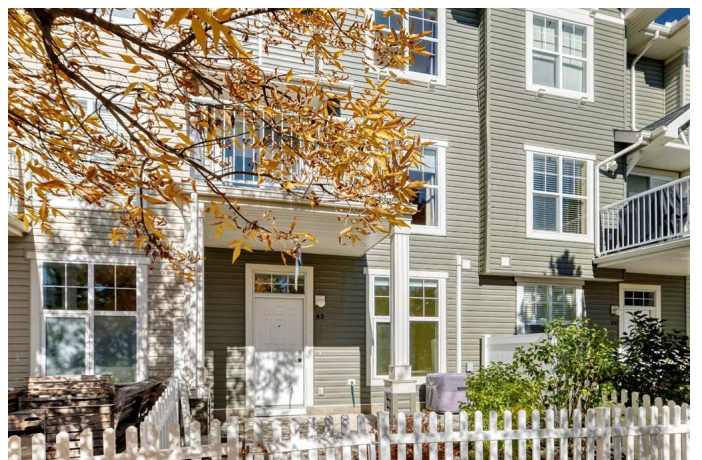
This sunny, south-facing townhouse has a great setup and feels more like a single-family home than part of a big complex. Out front, youâ€™ve got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. Itâ€™s the perfect spot to soak up some sun or fire up the barbecue.

Inside, thereâ€™s a tiled mudroom right off the double attached garage, which easily fits two vehicles and has epoxy floors. The main level is open and bright with hardwood floors, a big kitchen island, gas stove, and plenty of windows that bring in tons of natural light. Thereâ€™s also a handy two-piece bathroom on this level.

Upstairs, both bedrooms have their own walk-in closets and ensuite bathrooms, which is a great setup for roommates or guests. Thereâ€™s also a small den at the top of the stairs that makes a nice home office or reading spot.

The south-facing deck looks onto single-family homes and even has a bit of a mountain view. Youâ€™ve got a gas line for your barbecue and central air conditioning to keep things cool in the summer.

The complex is well-run, with recent roof replacements and good management. Youâ€™ll love living in Tuscanyâ€™close to the



mountains, great schools, shopping, and easy access to the ring road.

Built in 2006

### Essential Information

MLS® #	A2262533
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	63 Toscana Gardens Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas

Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 6th, 2025
Days on Market	39
Zoning	M-C1 d75
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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