

\$475,000 - 772 Tuscany Drive Nw, Calgary

MLS® #A2210546

\$475,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.00 Acres

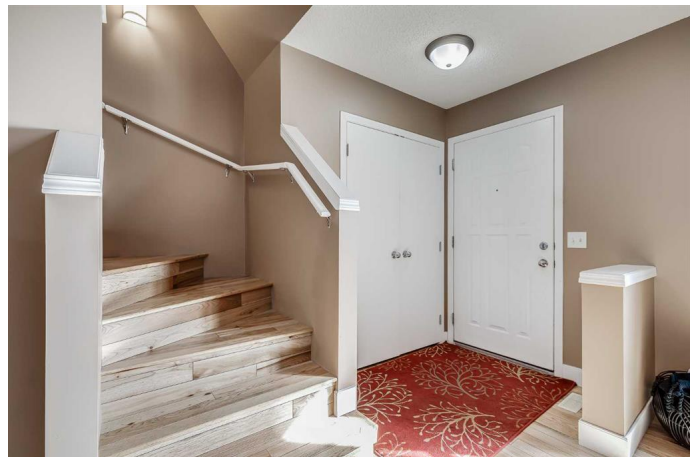
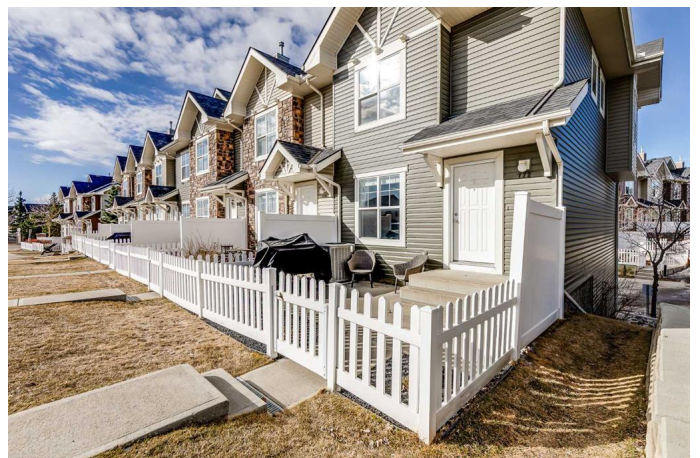
Tuscany, Calgary, Alberta

OPEN HOUSE CANCELLED. Welcome to this beautifully updated and exceptionally rare 3-bedroom end unit townhome, perfectly situated in the highly desirable community of Tuscany. As the only 3-bedroom unit currently on the market, this home is truly one-of-a-kind and offers an incredible combination of comfort, style, and convenience.

From the moment you step inside, youâ€™ll notice the warmth and elegance of rich hickory hardwood flooring that runs throughout the entire home, including the stairs. The open-concept main floor is bright and inviting, with a spacious layout that flows seamlessly from the living area to the dining space and into a modern kitchen complete with granite countertops and stainless steel appliances. Every detail has been thoughtfully upgraded, including 5-inch baseboards and a fresh, cohesive design throughout.

Upstairs, youâ€™ll find three generously sized bedrooms filled with natural light. The upper bathroom features luxurious heated flooringâ€”just one of the many thoughtful touches that make this home stand out. The recently finished basement provides even more versatile space, perfect for a home office, media room, or play area, while the attached garage has also been newly updated, including a brand new garage door installed in June 2023.

Comfort is a priority here, with air conditioning installed in June 2023 to keep you cool all summer long. Additional recent updates



include a new washer and dryer, also added in June 2023, and a new roof installed in August 2023, offering peace of mind for years to come.

Located just a short walk from all the essentials, including Sobeys, a neighborhood pub, salon, and more, this home also gives you access to the Tuscany Club—a vibrant community hub featuring a splash park, tennis courts, an ice rink, newly constructed playground, skatepark, gym, and BBQ areas. With several schools in the area and countless amenities just steps away, this is the ideal place to call home.

This townhome offers a rare opportunity to own a fully upgraded, move-in-ready property in one of Calgary's most beloved communities. Don't miss your chance—schedule your private showing today.

Built in 2005

Essential Information

MLS® #	A2210546
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	772 Tuscany Drive Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	2
Zoning	R-3
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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