

\$445,000 - 63 Toscana Gardens Nw, Calgary

MLS® #A2262533

\$445,000

2 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

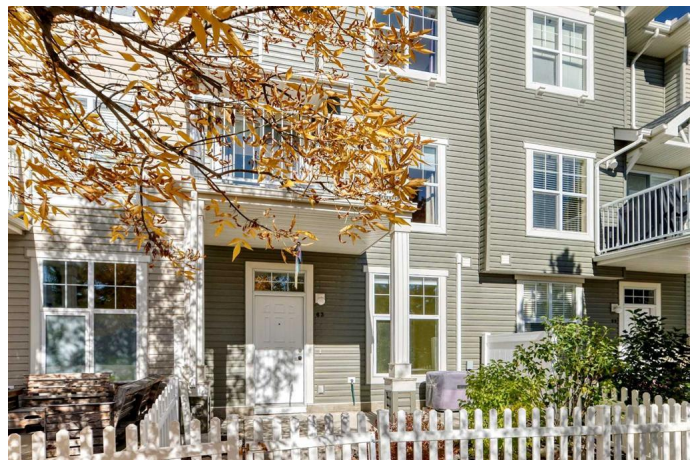
Price Just Reduced! This sunny, south-facing townhouse has a great setup and feels more like a single-family home than part of a big complex. Out front, youâ€™ve got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. Itâ€™s the perfect spot to soak up some 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	\$445,000
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, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	43
Zoning	M-C1 d75
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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