

# \$445,000 - 103 Tuscany Summit Square Nw, Calgary

MLS® #A2225873

**\$445,000**

2 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to your new 2-story townhouse nestled in the exclusive community of Tuscany. This upgraded unit with central air offers a bit of tranquility and convenience. The main living space boasts extra cabinets in the kitchen, complemented by upgraded sleek quartz countertops, an island and stainless steel appliances. An additional powder room has been added for your guests convenience, luxury vinyl flooring adds a touch of elegance, while plush carpeting provides comfort throughout the upper level. The upper level features a generously sized second room and convenient laundry with front load washer, dryer, along with a large main bathroom. Retreat to the master bedroom, complete with a large walkin closet and ensuite with; a walk-in shower, roller blinds on every window, including blackout blinds in the bedrooms. Out front you will find a private patio, with a gas bbq line to enjoy on summer nights. Located close to all amenities, including Crowchild Trail and Stony Trail, this townhouse offers both comfort and accessibility. Donâ€™t miss the opportunity to make this your new home sweet home.

Built in 2022

## Essential Information

MLS® # A2225873

Price \$445,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,160         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 103 Tuscany Summit Square Nw |
| Subdivision | Tuscany                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3L 0G1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking, Trash |
| Parking Spaces | 2                      |
| Parking        | Stall                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)         |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings, Electric Water Heater |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 57             |
| Zoning         | M-C1 d57       |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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