

# \$460,000 - 63 Toscana Gardens Nw, Calgary

MLS® #A2262533

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

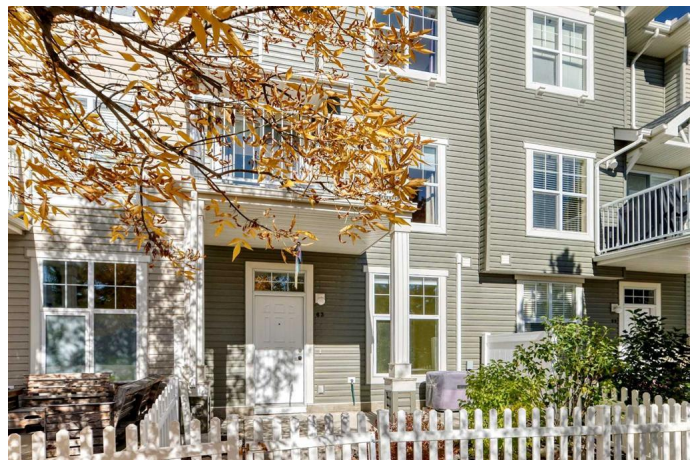
This sunny, south-facing townhouse has a great setup and feels more like a single-family home than part of a big complex. Out front, youâ€™ve got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. Itâ€™s the perfect spot to soak up some sun or fire up the 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          | \$460,000     |
| 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 | 3                 |
| Zoning         | M-C1 d75          |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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