# **\$429,900 - 177 Tuscany Court Nw, Calgary**

MLS® #A2262880

## \$429,900

2 Bedroom, 2.00 Bathroom, 1,093 sqft Residential on 0.00 Acres

Tuscany, Calgary, Alberta

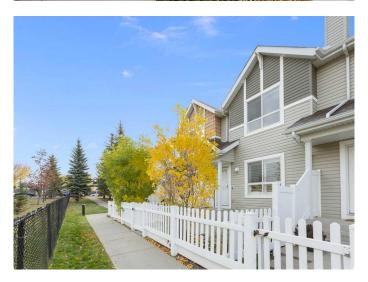
Welcome to Tuscany â€" Where Community Meets Convenience. This updated 2-bedroom. 1.5-bath townhouse offers style, space, and unbeatable value in one of Calgary's most desirable neighbourhoods. With fresh paint, luxury vinyl plank flooring on the main level, plush carpet upstairs, and modern appliancesâ€"all updated within the past 2 yearsâ€"this home is 100% move-in ready. The open-concept main floor delivers a smart, functional layout that works for both everyday living and entertaining. Upstairs features two generous bedrooms, a full bath, and a bonus flex spaceâ€"ideal for a home office or reading nook. Low condo fees make this an affordable. low-maintenance choiceâ€"perfect for first-time buyers, small families, or investors looking for solid long-term potential.

The location seals the deal. Walk to Tuscany's shopping centre for your morning Starbucks, groceries at Sobeys, or a quick bite at one of the many dining options nearby. Several schools are within walking distance, making this a great fit for young families.

Don't miss your chance to own in Tuscanyâ€"a neighbourhood known for its strong community vibe, excellent amenities, and high demand.







Built in 2004

### **Essential Information**

MLS® # A2262880 Price \$429,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,093
Acres 0.00
Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 177 Tuscany Court Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2Y7

## **Amenities**

Amenities Park, Visitor Parking, Gazebo

Parking Spaces 1

Parking Garage Door Opener, Garage Faces Rear, Oversized, Single Garage

Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Partial, Walk-Out

#### **Exterior**

Exterior Features Balcony, Garden, Private Entrance

Lot Description Front Yard, Garden, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 15th, 2025

Zoning M-C1 d75

HOA Fees 231

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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