\$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, you've got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. It's the perfect spot to soak up some sun or fire up the barbecue.

Inside, there'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. There'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. There'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. You'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.
You'II 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 23

Zoning M-C1 d75

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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