

# \$468,800 - 235 Tuscany Way Nw, Calgary

MLS® #A2219570

**\$468,800**

3 Bedroom, 2.00 Bathroom, 1,262 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to 235 Tuscany Way NW—this beautifully updated 3-bedroom townhouse offers style, comfort, and convenience in the heart of Tuscany. Step inside and be wowed by the high ceilings in the living room and stunning new kitchen featuring new LG Appliances, modern white cabinetry, quartz countertops, an under-mount sink with designer faucet, and a large island perfect for entertaining. The home boasts newer vinyl plank flooring, bright paint throughout, and fully renovated bathrooms. With over 1,200 sq ft of thoughtfully designed living space and an attached OVERSIZED garage, lots of storage space by the new LG washer and dryer, this home has everything you need. Enjoy your morning coffee or unwind in the evening in the patio just in front of your front door that even has a phantom door. Ideally located just steps from Sobeys, Starbucks, the Tuscany Club, and scenic walking paths, this is one of the best spots in Tuscany. Don't miss your chance to own this turnkey home in a prime location!

Built in 2003

## Essential Information

MLS® #	A2219570
Price	\$468,800
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

### **Community Information**

Address	235 Tuscany Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Off Street, Oversized, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Close to Clubhouse, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            May 9th, 2025

Days on Market        4

Zoning                 M-C1

HOA Fees              231

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office            Royal LePage Benchmark

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