

136 Tuscany Court NW
Calgary, Alberta

MLS # A2218589



\$469,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,264 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Rare End Unit in Desirable Mosaic Mercado, Tuscany! Enjoy the perfect combination of privacy, space, and convenience in this beautiful 3-bedroom end unit located in the sought-after Mosaic Mercado complex in Tuscany. With 1,264 sq. ft. of well-designed living space, this home offers comfort and style in a quiet, family-friendly community. Improvements include: Air Conditioner (2023), Furnace (2022), Freshly painted & Newer carpets. Brand new OTR Microwave, recently updated Vinyl plank flooring in kitchen along with LG Stove & garburator. End unit with courtyard out front, this unit is private and close to visitor parking, the fenced front patio and a double attached garage are a rare find in condo living! Step inside to a bright and airy living room with soaring ceilings and large windows that flood the space with light. Just a few steps up, the spacious kitchen features plenty of cabinetry, ample counter space, pantry, and a generously sized dining area—perfect for hosting friends and family. Upstairs, you'll find three well-proportioned bedrooms, including a primary suite with a walk-in closet. There's also room for a reading space or home office on the upper landing. A full 4-piece bathroom upstairs and a convenient 2-piece powder room on the main level complete the home. Located just a short walk from Tuscany's central market, LRT station, ravine pathways, and the Tuscany Club, this home offers outstanding walkability and quick access to Stoney Trail. Several elementary schools are conveniently located within walking distance. Enjoy mountain views and a strong sense of community, all with low condo fees in a well-managed, quiet complex. This is the ideal home for anyone seeking a low-maintenance lifestyle without sacrificing space or location.