

## 135 Tuscany Springs Gardens NW Calgary, Alberta

**MLS # A2271833**



# \$429,000

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                               |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 1,165 sq.ft.                                          | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, Oversized, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 1.64 Acres                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Street Lighting, Views                     |               |                   |

|                    |                                      |                   |           |
|--------------------|--------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood       | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | \$ 401    |
| <b>Basement:</b>   | None                                 | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Vinyl Siding                         | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Closet Organizers, Walk-In Closet(s) |                   |           |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Welcome to your perfect blend of comfort, convenience, and potential in the heart of Tuscany. Just steps from the LRT station, this beautifully refreshed 2-bedroom townhome offers an effortless commute and an elevated lifestyle in one of NW Calgary's most sought-after communities. Inside, you'll find brand-NEW PAINT throughout and HARDWOOD flooring that adds warmth and sophistication to the bright, open-concept living spaces. The thoughtfully designed layout provides flexibility for today's needs—plus, the home can be easily converted into a 3-bedroom unit, giving you room to grow or the option to add value down the road. Upstairs, two generous bedrooms provide peaceful retreats, along with a bright and open BONUS ROOM perfect for an office or second TV area. A true rarity in the complex, this home boasts an oversized garage, offering exceptional storage, a workshop area, or space for outdoor gear—ideal for Tuscany's active lifestyle. Pet lovers will appreciate that the complex is PET FRIENDLY, offering both comfort and community in a well-managed development. With its unbeatable location close to transit, a functional multi-level layout, and solid foundation for personalization, 135 Tuscany Springs Gardens NW is an ideal opportunity for buyers looking to create their own updated and stylish space in one of northwest Calgary's most desirable neighborhoods. Add your vision and make this home truly your own.