

\$439,900 - 135 Tuscany Court Nw, Calgary

MLS® #A2264502

\$439,900

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

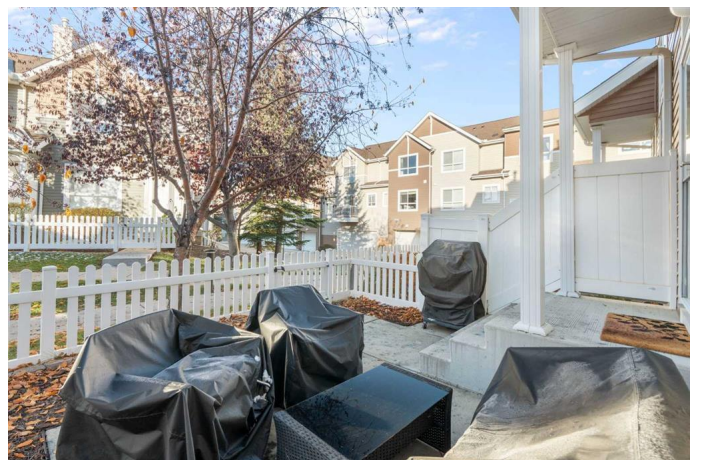
Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhome with a double attached garage in the highly sought-after community of Tuscany!

Step inside and be greeted by a vaulted ceiling and an abundance of natural light from the southwest-facing windows. The main floor showcases real hardwood flooring throughout the living, kitchen and dining areas, a spacious living room, and a gourmet kitchen with quartz countertops, tile backsplash, stainless steel appliances, and a custom breakfast nook, perfect for gatherings, morning coffee or working from home. A convenient half bath completes this level.

Upstairs, youâ€™ll find one of the best layouts in the complex: dual primary suites, each with its own ensuite bathroom and walk-in closet.

The lower level includes double car garage access, brand-new LG washer and dryer, highly maintained utilities and plenty of storage with customizable shelving. Outside, enjoy your no-maintenance fenced front yard with a private patio. Ideal for BBQs and entertaining, or relaxing on the balcony just off the kitchen.

This home is perfectly located only a few steps from the Tuscany Club, Sobeys, Starbucks, schools, pathways, parks, and more, plus just a quick 5-minute drive to the C-Train and easy access to Crowchild and Stoney Trail.



As a Tuscany resident, youâ€™ll enjoy exclusive access to the Tuscany Club, featuring a splash park, skating rink, tennis courts, and year-round community programming for all ages.

Upgrades include: Bosch dishwasher (2021), LG washer & dryer (2025), LG over-the-range microwave (2021), LG fridge (2020), hot water tank (2020), custom blinds (2020), quartz countertops (2022) and fresh paint (2020).

Donâ€™t miss your chance to own this bright, move-in-ready home in one of Calgaryâ€™s most family-friendly neighbourhoods!

Built in 2003

Essential Information

MLS® #	A2264502
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

Community Information

Address	135 Tuscany Court Nw
Community	Tuscany
Condo	Mosaic Mercado
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L2Y7

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Greenbelt, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Zoning	MC-1
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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