



GRASSROOTS
REALTY GROUP

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177 Tuscany Court NW
Calgary, Alberta

MLS # A2262880



\$429,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 280
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Welcome to Tuscany – Where Community Meets Convenience. This updated 2-bedroom, 1.5-bath townhouse offers style, space, and unbeatable value in one of Calgary's most desirable neighbourhoods. With fresh paint, luxury vinyl plank flooring on the main level, plush carpet upstairs, and modern appliances—all updated within the past 2 years—this home is 100% move-in ready. The open-concept main floor delivers a smart, functional layout that works for both everyday living and entertaining. Upstairs features two generous bedrooms, a full bath, and a bonus flex space—ideal for a home office or reading nook. Low condo fees make this an affordable, low-maintenance choice—perfect for first-time buyers, small families, or investors looking for solid long-term potential. The location seals the deal. Walk to Tuscany's shopping centre for your morning Starbucks, groceries at Sobeys, or a quick bite at one of the many dining options nearby. Several schools are within walking distance, making this a great fit for young families. Don't miss your chance to own in Tuscany—a neighbourhood known for its strong community vibe, excellent amenities, and high demand.