



**764 Tuscany Drive NW
Calgary, Alberta**

MLS # A2287140



\$449,000

Division:	Tuscany		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,223 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 374
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: none

OPEN HOUSE SAT MAR 21st, 11-1 pm & SUN MAR 22nd, 11:30-1:30 pm. Welcome home to this stunning, move-in ready 2-bedroom, 2-storey townhome nestled in the heart of Tuscany—one of Calgary’s most sought-after communities. Spotlessly clean and lovingly maintained, this bright and inviting residence offers a thoughtfully designed floor plan, and easy, low-maintenance living in a pet-friendly complex with low condo fees. Step inside to a sun-filled, open-concept main floor where beautiful laminate flooring flows throughout. The spacious living room seamlessly connects to a central dining area and a well-appointed kitchen—perfect for both everyday living and entertainment. The kitchen features maple cabinetry in warm tones, sleek black appliances and generous counter space. Just off the kitchen, a versatile flex space offers endless possibilities as a cozy breakfast nook, home office, or children’s play area. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find two generously sized primary bedrooms, each complete with its own walk-in closet and private 4-piece ensuite—offering exceptional comfort and privacy for family members or guests. A bright loft area adds even more flexibility, making the perfect space for a reading nook or workstation. The bedrooms, hallway, and staircase have been freshly painted. The lower level provides abundant storage along with a functional laundry area featuring a laundry sink. The attached double garage easily accommodates two vehicles and still offers room for seasonal items and gear. You’ll appreciate the private, fenced front patio with poured concrete and low maintenance landscaping—perfect for morning coffee, relaxing in the sun, or summer BBQs. This well-maintained complex offers plenty of visitor and street parking. Ideally

located just steps from parks, pathways, schools, shopping, dining, and access to Tuscany Club amenities for a low annual fee, this home truly blends comfort, convenience, and community living. Come experience the warmth and charm of this lovely Tuscany home, you'll feel it the moment you walk in. Book our showing today!