



**213 Toscana Gardens NW  
Calgary, Alberta**

**MLS # A2294409**



**\$445,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Step into a home that offers the perfect balance of comfort, style, and flexibility. This beautifully maintained 2 BED/2.5 BATH end unit townhome stands out with its added privacy, thoughtful layout, and bright, modern feel throughout. One of the true highlights is your private, south-facing yard, an ideal space to soak up the sun, enjoy a morning coffee, or enjoy outdoor living in your own quiet setting. Inside, the open concept main floor is filled with natural light and designed to feel both spacious and inviting. Modern vinyl plank flooring flows throughout, while the functional kitchen features refinished cabinets, ample counter space and a raised breakfast bar that creates a subtle separation from the front family room. The kitchen connects seamlessly to a generous dining area, perfect for hosting family and friends, with direct access to the balcony for easy BBQing. Tucked neatly on this level is a convenient two-piece powder room for guests. On the lower level, the rear attached garage leads into a versatile flex room that can easily adapt to your needs. Whether you envision a home office, gym, media room, or an additional space to entertain, this flexible area adds valuable extra living space. Upstairs, you will find two spacious primary bedrooms, each complete with its own walk-in closet and private ensuite, offering comfort and privacy. A flex area on this level provides the perfect spot for a reading nook, workspace, or homework station. With its end-unit location, sunny outdoor space, and flexible floor plan, this home delivers a lifestyle that is both functional and inviting. Located in the desirable community of Tuscany, you're just steps from parks, pathways, schools, and everyday amenities, with easy access to local shops, restaurants, and services. The Tuscany Club is only minutes away, offering year-round activities like skating, tennis, and a splash park. Commuting is

simple with quick access to the C-Train and major routes.