



**123 Tuscany Springs Gardens NW
Calgary, Alberta**

MLS # A2301647



\$445,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Cul-De-Sac, No Back Lane, No Neighbours B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to a home that truly stands out for its privacy, space, and thoughtful upgrades. This beautifully maintained 3-bedroom corner end-unit townhouse offers something rare—no neighbours beside or behind—giving you a quiet, peaceful setting to come home to every day. Step outside and you’ll find an extra-large, fully fenced backyard with sunny west exposure, perfect for evening relaxation, kids at play, or hosting summer get-togethers with friends and family. Inside, the home feels bright, open, and inviting. Hardwood and ceramic flooring add warmth and durability, while custom glass insert doors bring in natural light and a touch of character. The layout flows effortlessly, making everyday living both comfortable and functional. The kitchen has been tastefully updated with a stylish backsplash, enhanced pantry storage with custom shelving, and finishes that make it as practical as it is welcoming. Throughout the home, you’ll notice fresh updates, including newly painted bathrooms and cabinetry, creating a clean, modern feel. Storage has been thoughtfully maximized with custom shelving in the pantry, primary closet, and spare bedroom—everything has its place here. Additional upgrades like a new hot water tank, new dishwasher, and a new wood fence between units add both value and peace of mind. Complete with a double attached garage and located in a well-managed complex, this home offers the perfect blend of comfort, functionality, and low-maintenance living. It’s not just a townhouse—it’s a place you’ll truly feel at home. Come see it for yourself.