



**323 Toscana Gardens NW  
Calgary, Alberta**

**MLS # A2182251**

**\$449,900**



<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2004 (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>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This beautifully designed townhouse offers the perfect combination of style, space, and location. The main floor features an open-concept layout with a bright living room, dining area, and a spacious kitchen with an island. Access to the balcony off the kitchen and a convenient 2-piece bathroom completes this level. Upstairs a media area/den and two generously sized primary bedrooms each include a private 4-piece ensuite and walk-in closet, creating a versatile and functional living space. The lower level houses the laundry area, additional storage, and provides access to the insulated double attached garage. Step outside to a sunny south facing front patio, perfect for relaxing or enjoying your morning coffee. Located walking distance to 4 schools, Tuscany Market shopping center with Starbucks/Sobey's, Tuscany Club and quick access to Stoney Trail and west to the mountains. Book a showing before it's gone or click media for the video tour!