

# \$468,500 - 70 Tuscany Court Nw, Calgary

MLS® #A2202863

**\$468,500**

3 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Private, quiet END UNIT in Tuscany's popular, superb location, Mosaic Mercado! 3 bedroom condo with 1300 square feet of great living space. There is a DOUBLE ATTACHED GARAGE & fenced, PRIVATE FRONT patio! The location is located at the end of the street and no exit to go beyond. Impressive living room w/14' ceilings and two large windows, lots of light. The huge kitchen offers loads of maple cabinets and counter space with a breakfast bar as well as a very large dining nook, and more big bright windows. 3 generous bedrooms up; primary suite offers a spacious walk in closet with a closet organizer complete with drawers & shelving. Bedrooms 2 & 3 are also a good size. 4 piece bath upstairs and 2 piece powder room on the main. Quiet, friendly complex with super reasonable condo fees! Stones throw from shopping, amenities & Tuscany Club! Mountain view to add to your living pleasure. It's the perfect blend of being able to walk to the LRT, the ravine path system, and the central market area of Tuscany in just a few minutes. There is also the Tuscany Club just across the road. Excellent access to Stoney Trail.

Built in 2004

## Essential Information

MLS® #	A2202863
Price	\$468,500



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	70 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z1

### **Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Private, Treed, Views

Roof	Asphalt Shingle
Construction	Vinyl Siding, Veneer
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	11
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.