



THE
A-TEAM

**RE/MAX
FIRST**

323 TOSCANA Gardens, Calgary T3L 3C5

MLS® #: **A2182251**

Area: **Tuscany**

Listing Date: **12/06/24**

List Price: **\$449,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,203**

Low Sqft:

Ttl Sqft: **1,203**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

15

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`4" x 8`11"
Dining Room	Main	7`9" x 5`3"
Foyer	Main	5`7" x 4`1"
Walk-In Closet	Second	5`7" x 5`0"
Bedroom - Primary	Second	12`6" x 10`3"
4pc Ensuite bath	Second	7`11" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`3" x 13`9"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	11`8" x 11`3"
4pc Ensuite bath	Second	7`11" x 4`11"
Walk-In Closet	Second	6`3" x 4`3"
Loft	Second	6`7" x 5`7"

Balcony	Main	7`6" x 4`0"	Legal/Tax/Financial
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Condo Fee: \$361	Title: Fee Simple	Zoning: M-C1
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Legal Desc:	0512480	Fee Freq: Monthly
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Remarks

Pub Rmks: **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!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









