



THE
A-TEAM

**RE/MAX
FIRST**

207 TOSCANA Gardens, Calgary T3L 3C3

MLS®#: **A2196260** Area: **Tuscany** Listing Date: **02/21/25** List Price: **\$480,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,262**
 Low Sqft:
 Ttl Sqft: **1,262**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped,Level,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed,Vinyl Siding,Wood Frame**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet,Linoleum,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Gas Water Heater,Humidifier,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 21`3"	Kitchen	Main	13`7" x 11`11"
Dining Room	Main	7`9" x 5`3"	2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Upper	13`9" x 12`11"	4pc Ensuite bath	Upper	9`5" x 4`11"
Bedroom	Upper	15`7" x 9`11"	Bedroom	Upper	9`5" x 8`4"
4pc Bathroom	Upper	7`11" x 5`0"	Furnace/Utility Room	Basement	17`2" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$361

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

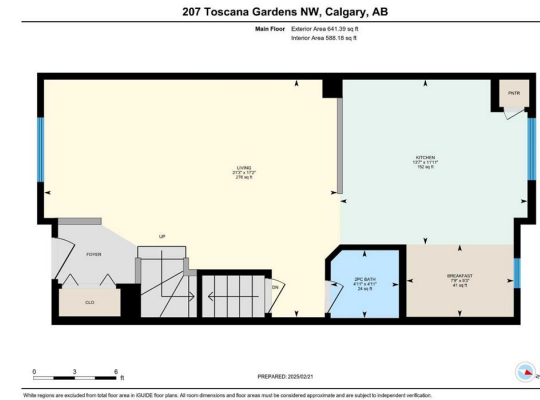
Legal Desc: **0513509**

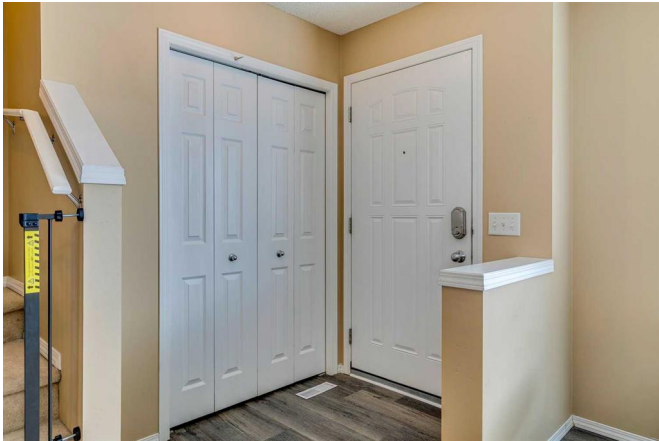
Remarks

Pub Rmks: **Welcome to 207 Toscana Gardens NW, a rare and highly sought-after floorplan in the desirable Mosaic Toscana complex in Tuscany! This bright and spacious townhome offers 3 bedrooms upstairs, including a primary suite with a full ensuite, plus an additional 4-piece bath for the other two bedrooms. The open-concept main floor is perfect for modern living, featuring a generous living room that flows into the spacious kitchen with an island, bar seating, and a dining nook at the back. Enjoy the convenience of an unfinished basement, offering ample storage, a full-size washer and dryer, and direct access to the double garage. Step outside to your own private front patio, ideal for morning coffee or relaxing in the fresh air, with beautifully maintained greenspace throughout the complex. Recent updates include central air conditioning and a new hot water tank (2022). Tuscany is ideally located with easy access to Stoney Trail, Corwchild Trail and Highway 1. The community has everything you need including shopping, walking trails and paths, easy access to the C-train and transit, and best of all.. The Tuscany Club; a community and rec center specifically for the residents of Tuscany. This rare floorplan in Tuscany offers the perfect blend of comfort and functionality in a fantastic location. Don't miss this opportunity—schedule your showing today!**

Inclusions: **NONE**
Property Listed By: **2% Realty**

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







207 Toscana Gardens NW, Calgary, AB

2nd Floor Exterior Area 521.17 sq ft
Interior Area 557.79 sq ft



0 3 6 ft

PREPARED: 20240221

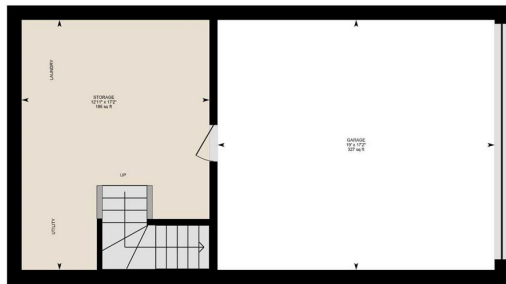
While dimensions are excluded from bid floor area in GMLCDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.





207 Toscana Gardens NW, Calgary, AB

Basement (Below Grade) Exterior Area 270.20 sq ft
Interior Area 220.91 sq ft
Excluded Area 284.14 sq ft



0 3 6 ft

PREPARED: 20240221

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