

# \$439,900 - 760 Tuscany Drive Nw, Calgary

MLS® #A2256077

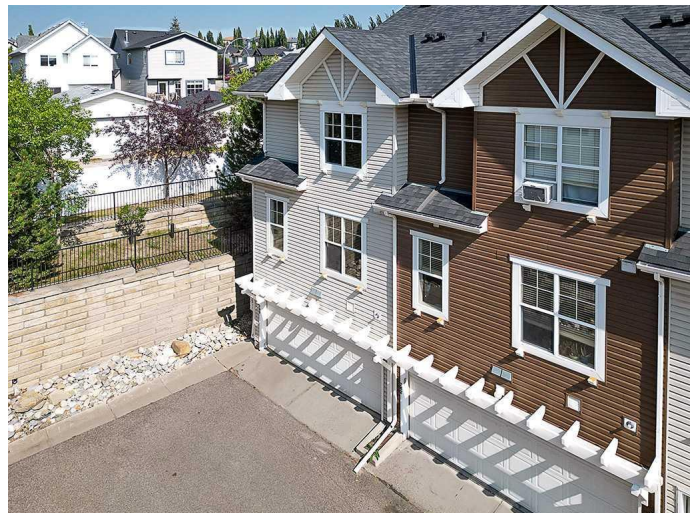
**\$439,900**

2 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Bright and well-maintained end-unit townhome with a double attached garage, ideally located in the highly sought-after northwest community of Tuscany. With extra windows and a spacious loft/flex area perfect for a home office, this property offers both comfort and functionality. The open-concept main floor features a sun-filled living room, an adjacent dining area, and a well-designed kitchen with maple cabinetry, a raised eating bar, an island, and stainless steel appliances. A versatile flex space and a convenient half bath complete the level. Upstairs, you will find two large bedrooms, each with walk-in closets and private four-piece ensuite bathrooms, plus a bonus den area ideal for work or study. The lower level includes laundry facilities, storage, and direct access to the double attached garage. For year-round comfort, the property also features central air conditioning. Outside, enjoy a private fenced front yard, perfect for summer barbecues, along with convenient visitor parking directly out front. Perfectly situated within walking distance to the Tuscany Club, Sobeys, Starbucks, schools, parks, and pathways, and just minutes to the C-Train. As a resident, you will enjoy exclusive access to the Tuscany Club with its splash park, skating rink, tennis courts, and year-round activities. Do not miss this opportunity to own a beautifully maintained end-unit townhome in one of Calgary's most desirable communities!



Built in 2004

## Essential Information

MLS® #	A2256077
Price	\$439,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	760 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3C4

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2025
Days on Market	2
Zoning	M-C1 d75
HOA Fees	230
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.