

# \$315,000 - 47 Tuscany Springs Gardens Nw, Calgary

MLS® #A1132548

## \$315,000

2 Bedroom, 3.00 Bathroom, 1,061 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this cozy and well maintained , 2 primary bedroom, 2.5 bathroom townhouse, in a popular NW community. It is just steps away from the C-Train Station, playground & Ravine. It has an open and functional floor plan on the main level. Spacious living room and dining area are perfect for entertaining your family and friends. Enjoy your morning coffee in an east facing kitchen that brings natural lights in the morning. On the upper level, two primary bedrooms have its own full bathroom and spacious walk-in closets. On the lower level, there is a patio door leading out to the fully fenced backyard and 2 PC bathroom for your convenience. You will see a laundry & storage area, an oversized single garage with lots of storage space, full driveway for 2nd car parking. Visitor parking stalls are around the corner. Living in this home, you would have a great commuting option, and you are also within walking distance to a great playground & dog park, ravine and walking paths.

Built in 2001

## Essential Information

MLS® #	A1132548
Price	\$315,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,061
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Tuscany Springs Gardens Nw
Subdivision	Tuscany
City	Calgary
Zone	Zone NW
Province	Alberta
Postal Code	T3L 2R3

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Garage Control(s), Microwave, Microwave Hood Fan, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Private Yard, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 24th, 2021
Days on Market	137
Condo Fee	\$320
Zoning	M-C1 d100

## **Listing Details**

Listing Office            URBAN-REALTY.ca

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