

# \$439,900 - 133 Tuscany Springs Gardens Nw, Calgary

MLS® #A2226245

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Arriving home to this three-bedroom townhome, you'll appreciate the quiet setting within the complex, where thoughtful positioning creates a sense of privacy and peace. Step inside to discover the open main level, where living and dining areas flow naturally together – a space that invites morning coffee while checking emails or evening conversations with family. In the kitchen, oak cabinetry provides ample storage while the centre island becomes a natural gathering spot for meal preparation or casual dining. The large window draws your eye to the backyard, where natural light streams in and backyard views become part of your daily routine. Upstairs, three comfortable bedrooms offer restful retreats, each with pleasant natural light filtering through the windows. The full bathroom serves the sleeping quarters, while a small flex area creates the perfect spot for a home office, reading nook, or children's study space – adapting to however life unfolds. The partial basement keeps laundry tasks convenient and provides direct access to the oversized double garage, where you'll find generous space for vehicles and storage. Step outside to your fully fenced backyard – a special feature in townhouse living – where a mature tree transforms into a cascade of blossoms each early summer, creating your own seasonal show. Living here means walking to the nearby C-Train station for your commute downtown,



while Tuscany's walking paths, parks, and amenities remain within easy reach. In the evenings, you'll return to this peaceful corner of the community, where quiet surroundings and thoughtful design create a true sense of home.

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2226245      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 133 Tuscany Springs Gardens Nw |
| Subdivision | Tuscany                        |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3L 2R4                        |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan                          |
| Appliances        | Dryer, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished                                     |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Back Lane     |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 54             |
| Zoning         | M-C1 d100      |
| HOA Fees       | 208            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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