

# \$425,000 - 120 Tuscany Court Nw, Calgary

MLS® #A2256540

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,265 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to your new home - this 3-bedroom corner unit townhome is ideally situated in the sought-after community of Tuscany, offering the perfect blend of comfort, convenience, and lifestyle. With a double car garage, added privacy as a corner unit, a small boulevard of green space between other homes and close proximity to every essential amenity, this home is designed to meet the needs of modern living. A quaint patio welcomes you with space to BBQ and enjoy the outdoors. Step inside and be greeted by a bright and open floor plan featuring large windows that flood the space with natural light. The spacious living and dining areas are perfect for entertaining or relaxing with family. The kitchen offers ample counter space, plenty of cabinetry, an island and flex space adjacent to the kitchen perfect for an inclusive office or additional cabinet space. The breakfast nook is bright, can accommodate a large table and is ideal for casual meals or large gatherings alike. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a large walk in closet and plenty of room for a king-size bed. The additional bedrooms are perfect for kids, guests, or a home office. Enjoy the benefits of a double attached garage—no more brushing off snow in the winter or fighting for parking space. As a corner unit, you'll love the added privacy, extra green space between homes, tons of adjacent visitor parking and lots of natural light with the multiple corner windows. Located just



steps from schools, shopping, walking paths, public transit, and the Tuscany Club, this home offers unbeatable convenience in a family-friendly community known for its parks, playgrounds, and strong community spirit. Whether you're a first-time homebuyer, downsizing, or looking for the perfect family home, this townhome checks all the boxes.

Built in 2004

### **Essential Information**

MLS® #	A2256540
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	120 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Z1

### **Amenities**

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

## Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	5
Zoning	M-C1 d75
HOA Fees	224
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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