

**313 Toscana Gardens NW**  
**Calgary, Alberta**

**MLS # A2214555**



**\$459,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 361
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 313 Toscana Gardens NW, a charming townhome nestled in the heart of the family-friendly community of Tuscany! This well-maintained home features a bright and functional layout with an open-concept main floor, spacious bedrooms, and an attached garage for your convenience. Enjoy the peaceful surroundings with mountain views and beautifully landscaped pathways right outside your door. As a bonus, residents have exclusive access to the Tuscany Club—a private community facility offering , splash park, skating rink, tennis courts, and year-round events for all ages. Just minutes to schools, shopping, transit, and major routes, This well-managed complex is perfect for first-time buyers, investors, or downsizers.