

# \$429,900 - 177 Tuscany Court Nw, Calgary

MLS® #A2262880

**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to Tuscany – Where Community Meets Convenience. This updated 2-bedroom, 1.5-bath townhouse offers style, space, and unbeatable value in one of Calgary’s most desirable neighbourhoods. With fresh paint, luxury vinyl plank flooring on the main level, plush carpet upstairs, and modern appliances—all updated within the past 2 years—this home is 100% move-in ready. The open-concept main floor delivers a smart, functional layout that works for both everyday living and entertaining. Upstairs features two generous bedrooms, a full bath, and a bonus flex space—ideal for a home office or reading nook. Low condo fees make this an affordable, low-maintenance choice—perfect for first-time buyers, small families, or investors looking for solid long-term potential. The location seals the deal. Walk to Tuscany’s shopping centre for your morning Starbucks, groceries at Sobeys, or a quick bite at one of the many dining options nearby. Several schools are within walking distance, making this a great fit for young families. Don’t miss your chance to own in Tuscany—a neighbourhood known for its strong community vibe, excellent amenities, and high demand.

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2262880      |
| Price          | \$429,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,093         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 177 Tuscany Court Nw |
| Subdivision | Tuscany              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3L 2Y7              |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Gazebo, Park, Visitor Parking                                            |
| Parking Spaces | 1                                                                        |
| Parking        | Garage Door Opener, Oversized, Single Garage Attached, Garage Faces Rear |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial                                                                                                         |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Entrance                    |
| Lot Description   | Front Yard, Garden, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 19                 |
| Zoning         | M-C1 d75           |
| HOA Fees       | 231                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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