

## 63 Toscana Gardens NW Calgary, Alberta

**MLS # A2262533**



# \$460,000

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2006 (19 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>	See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Garage Door opener remote (1), bookshelf in Laundry room, TV & Wall mount, Living Room Speakers, Hanging Pot Rack.

This sunny, south-facing townhouse has a great setup and feels more like a single-family home than part of a big complex. Out front, you've got a private, fenced patio with poured concrete and just enough tree coverage for shade and privacy. It's the perfect spot to soak up some sun or fire up the barbecue. Inside, there's a tiled mudroom right off the double attached garage, which easily fits two vehicles and has epoxy floors. The main level is open and bright with hardwood floors, a big kitchen island, gas stove, and plenty of windows that bring in tons of natural light. There's also a handy two-piece bathroom on this level. Upstairs, both bedrooms have their own walk-in closets and ensuite bathrooms, which is a great setup for roommates or guests. There's also a small den at the top of the stairs that makes a nice home office or reading spot. The south-facing deck looks onto single-family homes and even has a bit of a mountain view. You've got a gas line for your barbecue and central air conditioning to keep things cool in the summer. The complex is well-run, with recent roof replacements and good management. You'll love living in Tuscany—close to the mountains, great schools, shopping, and easy access to the ring road.