

# \$464,500 - 53 Tuscany Springs Gardens Nw, Calgary

MLS® #A2214510

**\$464,500**

3 Bedroom, 2.00 Bathroom, 1,335 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

GORGEOUS TUSCANY TOWNHOUSE â€“  
END UNIT - LARGE YARD - 3 BEDROOMS  
â€“ 1 MINUTE WALK TO C-TRAIN â€“  
DOUBLE ATTACHED GARAGE. Welcome to  
53 Tuscany Springs Gardens NW â€“ A  
Perfect Blend of Style, Comfort & Location.  
Step into this beautifully maintained  
3-bedroom, 1.5-bathroom townhouse that  
combines modern living with everyday  
convenience. Featuring an oversized  
double-attached garage and a 1-minute walk  
to the Tuscany C-Train Station, this home  
offers everything you need for comfortable city  
living. The main level welcomes you with  
gleaming hardwood floors and an  
open-concept layout designed for both  
functionality and flow. The sunlit living room is  
framed by large front windows that fill the  
space with natural light, creating a warm and  
inviting atmosphere. Just steps away, the  
spacious dining area seamlessly connects to a  
stylish kitchen equipped with stainless steel  
appliances, an abundance of counter space,  
and a functional breakfast barâ€”ideal for busy  
mornings or casual entertaining. Step through  
the back door to your private, over-sized,  
fenced yard, perfect for summer BBQs,  
morning coffee, or unwinding in the evening. A  
convenient 2-piece powder room completes  
the main level. Upstairs, retreat to the  
generously sized primary bedroom featuring a  
walk-in closet, while two additional bedrooms  
provide the ideal setup for a growing family,  
guests, or a home office. The lower level offers



laundry facilities, additional storage, and direct access to the oversized double garage keeping your vehicles protected from the elements with plenty of room for bikes, tools, or outdoor gear. Located in one of Calgary's most sought-after communities, you'll enjoy quick access to schools, parks, shopping, and transit—all just a short stroll away. This is more than a home, it's a lifestyle. Don't miss your opportunity—book your private showing today!

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214510      |
| Price          | \$464,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,335         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 53 Tuscany Springs Gardens Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 2R3                       |

**Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Visitor Parking |
|-----------|-----------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks                             |
| 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, Partially Finished                                                                                     |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                               |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Vinyl Siding                                                                                               |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 104           |
| Zoning         | M-C1          |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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