

# \$469,900 - 53 Tuscany Springs Gardens Nw, Calgary

MLS® #A2214510

**\$469,900**

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	\$469,900
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, See Remarks, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	M-C1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.