

# \$435,000 - 46 Tuscany Court Nw, Calgary

MLS® #A2237252

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

END UNIT townhouse in the sought-after Mosaic Mercado complex in Tuscany! This 3-bedroom townhouse features a DOUBLE ATTACHED GARAGE and a fenced, private front patio—perfect for relaxing or entertaining. The open-concept main floor offers a spacious layout with a large kitchen, tons of maple cabinetry, ample counter space, an island, pantry, and a generous dining area surrounded by bright windows. The upper level offers three generously sized bedrooms, highlighted by a primary suite that fits a king-sized bed and includes a walk-in closet. There's a full 4-piece bathroom upstairs and a convenient 2-piece powder room on the main level. This friendly, well-maintained complex offers affordable condo fees and an unbeatable location—just steps from shopping, Tuscany Club, schools, and the LRT. You're also minutes from the ravine pathway system and the heart of Tuscany's central market area. Floor plans and a 3D tour are available—don't miss your chance to view this great home!

Built in 2004

## Essential Information

MLS® #	A2237252
Price	\$435,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,284
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2Z1

### Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 6th, 2025
Days on Market	2
Zoning	M-C1 d75
HOA Fees	231
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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