

**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.