

**764 Tuscany Drive NW**  
**Calgary, Alberta**

**MLS # A2287140**



**\$464,000**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	2004 (22 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>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** none

\*OPEN HOUSE FEB 21 / 11 AM -1 PM\* Welcome home to this stunning, move-in ready 2-bedroom, 2-storey townhome nestled in the heart of Tuscany—one of Calgary’s most sought-after communities. Spotlessly clean and lovingly maintained, this bright and inviting residence offers a thoughtfully designed floor plan, and easy, low-maintenance living in a pet-friendly complex with low condo fees. Step inside to a sun-filled, open-concept main floor where beautiful laminate flooring flows throughout. The spacious living room seamlessly connects to a central dining area and a well-appointed kitchen—perfect for both everyday living and entertainment. The kitchen features maple cabinetry in warm tones, sleek black appliances and generous counter space. Just off the kitchen, a versatile flex space offers endless possibilities as a cozy breakfast nook, home office, or children’s play area. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find two generously sized primary bedrooms, each complete with its own walk-in closet and private 4-piece ensuite—offering exceptional comfort and privacy for family members or guests. A bright loft area adds even more flexibility, making the perfect space for a reading nook or workstation. The lower level provides abundant storage along with a functional laundry area featuring a laundry sink. The attached double garage easily accommodates two vehicles and still offers room for seasonal items and gear. You’ll appreciate the private, fenced front patio with poured concrete and low maintenance landscaping—perfect for morning coffee, relaxing in the sun, or summer BBQs. This well-maintained complex offers plenty of visitor and street parking. Ideally located just steps from parks, pathways, schools, shopping, dining, and access to Tuscany Club amenities for

a low annual fee, this home truly blends comfort, convenience, and community living. Come experience the warmth and charm of this lovely Tuscany home, you'll feel it the moment you walk in Please note: the seller is offering a \$1,000 credit toward painting, as minor wall repairs were completed and touched up, though the paint does not perfectly match the original color.