

55 Tuscany Court NW
Calgary, Alberta

MLS # A2305426



\$425,000

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,235 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This well-maintained 3-level split townhome offers a highly desirable layout featuring two spacious primary bedrooms, each with its own private ensuite, along with a rare double attached garage—perfect for comfortable living or investment potential. Offering 1,234.7 sq.ft. of thoughtfully designed living space, the main floor features a bright and open layout with large windows that fill the home with natural light. The kitchen is well-equipped with ample cabinetry, generous counter space, a central island, and a convenient breakfast bar. One of the standout features of this home is the versatile main floor layout, which includes a generous dining area plus an additional flexible space—perfect for a home office, reading nook, or extra seating area to suit your lifestyle. The lower level provides laundry and additional storage space, adding to the home’s overall functionality. Enjoy the west-facing fully fenced front patio—ideal for relaxing or summer BBQs. Located in the sought-after community of Tuscany, just steps from transit, walking paths, schools, shopping, and all amenities, with quick access to Stoney Trail and the mountains. A fantastic opportunity for first-time buyers, downsizers, or investors.