

**43 Toscana Gardens NW**  
**Calgary, Alberta**

**MLS # A2310831**



**\$459,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows

**Inclusions:** NONE

Welcome to this elegantly designed 3 BEDROOM townhouse in the sought-after Mosaic Toscana complex, located in the heart of Tuscany. Offering LOW CONDO FEES, CENTRAL AIR CONDITIONING, a move-in ready feel, and a convenient low-maintenance lifestyle, this home brings together bright open living spaces, thoughtful updates, and a well-planned multi-level design that creates both comfort and flexibility. Ideal for first-time buyers, young families, professionals, or anyone looking for a move-in ready property in a premium NW community. The main level has a bright, connected feel with wide sightlines from the kitchen through the dining area and into the living room. Warm wood-tone flooring runs throughout, tying the space together and giving the home a clean, cohesive look. The living room is filled with natural light from large windows and the patio door, creating a comfortable space to relax, entertain, or enjoy everyday downtime. Modern stylish kitchen, featuring two-tone cabinetry, updated countertops, stainless steel appliances, a tile backsplash and a centre island that adds valuable prep space. A raised breakfast bar with seating opens directly to the dining and living areas, making the layout ideal for casual meals, hosting friends, or staying connected while cooking. The adjoining dining nook adds even more flexibility, with great natural light and space for a proper table or additional storage piece. Enjoy sunny outdoor living on the SOUTH-FACING patio, a bright and inviting space perfect for morning coffee, summer BBQs or simply relaxing in the sun. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with large closet space, plus additional bedrooms that are perfect for kids, guests, or a dedicated home office. The thoughtful floor plan provides room to grow without sacrificing comfort or convenience. One

of the standout features of this home is the lower-level entry area, offering a versatile flex space that can easily be used as a place to unwind, home office, workout area or extra storage zone depending on your lifestyle. A DOUBLE ATTACHED GARAGE adds everyday convenience and keeps your vehicles protected year-round, while CENTRAL AIR CONDITIONING keeps the home comfortable through the summer months. The quiet complex is well maintained and set within one of Calgary's most loved communities, walking distance to the Tuscany Club, schools, parks, transit and the Tuscany Market featuring Sobey's, Starbucks and a variety of shops and services. Nearby access to 12 Mile Coulee, off-leash areas, Lynx Ridge Golf Course, and the Tuscany LRT station puts recreation, transit, and everyday convenience close at hand, while quick connections to Stoney Trail and Crowchild Trail make for easy commuting. Don't miss your chance to own a move-in ready home with flexible space, a double attached garage, low condo fees, and an outstanding location in the heart of Tuscany — this is the kind of home that makes everyday living easy.