



# 74 Tuscany Springs Gardens Calgary Alberta

\$449,900

\*\*\*OPEN HOUSE SATURDAY JULY 6th 1:00 - 4:00 PM\*\*\* Welcome to this bright, beautiful townhome in a fantastic location, with LOW CONDO FEES. This home is conveniently located NEXT TO THE TUSCANY C-TRAIN STATION, offering easy access to SAIT, U of C, & the downtown core. Enjoy a QUICK COMMUTE with access to Stoney Trail, Crowchild Trail, & Hwy 1. Situated in a quiet complex in a safe family neighborhood, this property is flooded with natural light & features HARDWOOD FLOORING on the main level, a LARGE OPEN CONCEPT main floor including a gorgeous kitchen with modern & stylish cabinets. Step down a few stairs to the 2-pce powder room, access to the fenced yard, laundry/utility room, & ATTACHED SINGLE GARAGE. Upstairs you'll find the 4-pce main bath, a cozy den/flex space, & 3 large bedrooms with a walk-in closet in the primary. Recent updates include a newer fridge (2023), newer upstairs window coverings & bedroom ceiling lights (2022), newer paint (2022/2023), newer stove/oven (approx. 2020). With over 1,100 square feet of living space, this home is perfect for a first time buyer, a small family, or as an investment property. (id:6769)

Laundry room 5.58 Ft x 3.67 Ft  
Furnace 9.75 Ft x 8.00 Ft  
Other 12.08 Ft x 4.33 Ft  
Living room 13.42 Ft x 13.75 Ft  
Dining room 8.42 Ft x 9.25 Ft  
Kitchen 11.83 Ft x 9.58 Ft  
Other 3.42 Ft x 8.67 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft  
Bedroom 9.25 Ft x 8.92 Ft  
Bedroom 9.42 Ft x 8.92 Ft  
4pc Bathroom 4.92 Ft x 8.83 Ft  
Den 4.50 Ft x 8.92 Ft  
Primary Bedroom 11.33 Ft x 10.75 Ft  
Other 5.25 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://homesweetcalgaryhomes.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca