

# \$469,000 - 136 Tuscany Court Nw, Calgary

MLS® #A2218589

**\$469,000**

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Rare End Unit in Desirable Mosaic Mercado,  
Tuscany!

Enjoy the perfect combination of privacy, space, and convenience in this beautiful 3-bedroom end unit located in the sought-after Mosaic Mercado complex in Tuscany. With 1,264 sq. ft. of well-designed living space, this home offers comfort and style in a quiet, family-friendly community. Improvements include: Air Conditioner (2023), Furnace (2023), Freshly painted & Newer carpets. Brand new OTR Microwave, recently updated Vinyl plank flooring in kitchen along with LG Stove & garburator. End unit with courtyard out front, this unit is private and close to visitor parking, the fenced front patio and a double attached garage are a rare find in condo living! Step inside to a bright and airy living room with soaring ceilings and large windows that flood the space with light. Just a few steps up, the spacious kitchen features plenty of cabinetry, ample counter space, pantry, and a generously sized dining area—perfect for hosting friends and family. Upstairs, you'll find three well-proportioned bedrooms, including a primary suite with a walk-in closet. There's also room for a reading space or home office on the upper landing. A full 4-piece bathroom upstairs and a convenient 2-piece powder room on the main level complete the home. Located just a short walk from Tuscany's central market, LRT station, ravine pathways, and the Tuscany Club, this home offers



outstanding walkability and quick access to Stoney Trail. Several elementary schools are conveniently located within walking distance. Enjoy mountain views and a strong sense of community, all with low condo fees in a well-managed, quiet complex.

This is the ideal home for anyone seeking a low-maintenance lifestyle without sacrificing space or location.

Built in 2003

### **Essential Information**

MLS® #	A2218589
Price	\$469,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,264
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	136 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y8

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	11
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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