

\$429,900 - 177 Tuscany Court Nw, Calgary

MLS® #A2262880

\$429,900

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to Tuscany – Where Community Meets Convenience. This updated 2-bedroom, 1.5-bath townhouse offers style, space, and unbeatable value in one of Calgary’s most desirable neighbourhoods. With fresh paint, luxury vinyl plank flooring on the main level, plush carpet upstairs, and modern appliances—all updated within the past 2 years—this home is 100% move-in ready. The open-concept main floor delivers a smart, functional layout that works for both everyday living and entertaining. Upstairs features two generous bedrooms, a full bath, and a bonus flex space—ideal for a home office or reading nook. Low condo fees make this an affordable, low-maintenance choice—perfect for first-time buyers, small families, or investors looking for solid long-term potential. The location seals the deal. Walk to Tuscany’s shopping centre for your morning Starbucks, groceries at Sobeys, or a quick bite at one of the many dining options nearby. Several schools are within walking distance, making this a great fit for young families. Don’t miss your chance to own in Tuscany—a neighbourhood known for its strong community vibe, excellent amenities, and high demand.

Built in 2004

Essential Information



MLS® #	A2262880
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	177 Tuscany Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2Y7

Amenities

Amenities	Gazebo, Park, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Front Yard, Garden, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	7
Zoning	M-C1 d75
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.