\$585,000 - 39 Tuscany Springs Place Nw, Calgary

MLS® #A2266086

\$585,000

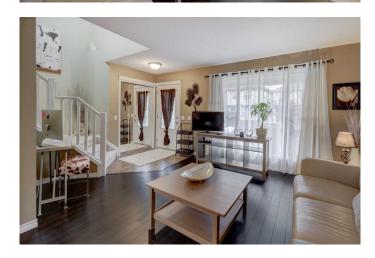
2 Bedroom, 3.00 Bathroom, 1,322 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

A NEW ROOF is coming! Large ticket item already handled. Rare Opportunity! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany â€" just 300m from the LRT & walking distance to bus transit. Enjoy morning sun on the front porch of the home and afternoon/evening sun with stunning sunsets in the back, all in a peaceful setting with no noise disturbance from Crowchild Trail. The bright, open-concept main floor where the living room is separated from the kitchen by a beautiful 3-sided fireplace. The maple kitchen offers a tiered island, corner pantry, and plenty of cabinet and counter space. French doors lead to a large yard and back deck and sunny backyard with a double detached garage. Upstairs, you'II find two generous primary bedrooms, each with its own ensuites and walk-in closets. Additional space for a convenient office/computer nook. The basement in unspoiled and features laundry and is ready for your future development ideas. Recent upgrades include a new hot water tank (2025), newer kitchen appliances, new patio door and a well-maintained furnace. Ideally located close to schools, shopping, and Stony Trail for easy commuting. Book your viewing today â€" at this price, this one won't last!







Built in 2002

Essential Information

MLS® # A2266086 Price \$585,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,322
Acres 0.09
Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 39 Tuscany Springs Place Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2V1

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features None, Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard,

Landscaped, Low Maintenance Landscape, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025

Days on Market 8

Zoning DC (pre 1P2007)

HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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