

# \$599,900 - 145 Tuscany Valley Green Nw, Calgary

MLS® #A2241785

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Nestled on a quiet, family-friendly street in the highly sought-after community of Tuscany, this beautifully recently updated 2-storey Victorian-style home offers over 1,500 sq. ft. of developed living space, including a fully finished basement. Lovingly maintained and thoughtfully renovated, this property is move-in ready and ideal for families seeking both comfort and convenience. Step inside to discover recent upgrades over \$20,000, including: Brand new carpet throughout; fresh modern paint in every room, sleek white quartz countertops in the kitchen, brand new fridge and microwave hood fan, furnace professionally cleaned and serviced (July 2025). The open-concept main floor is perfect for everyday living and entertaining, with a functional kitchen featuring maple cabinetry, corner pantry for added storage, an island, and cozy dining nook. A convenient half-bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a master with a walk in closet, and a bright main bath. The fully finished basement extends your living space with a large family room and an additional bedroom—ideal for guests, a home office, or a growing family. Enjoy the sun-soaked south-facing backyard, complete with a spacious deck perfect for BBQs, gatherings, or simply relaxing. An oversized double detached garage provides ample parking and storage. This home is ideally located just a 5-minute walk to the Tuscany LRT station, with quick



access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail. Enjoy all the incredible amenities the Tuscany community has to offer, including: The Tuscany Club with a splash park, tennis courts, skatepark, rinks, and a full gymnasium, scenic parks, playgrounds, and walking paths—right across the street, fantastic schools, green spaces, and a vibrant central market with shops, services, and dining options. Surrounded by friendly, long-term neighbors, this street has a true sense of community that will make you feel right at home. Don't miss your chance to live in one of Calgary's most desirable neighborhoods. Schedule your private showing today—homes like this don't last long!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241785    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,141       |
| Acres          | 0.07        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 145 Tuscany Valley Green Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2M 2Z8 |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                                |
| Parking        | Double Garage Detached                                                                           |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, See Remarks                                                                     |
| 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, Full                                                                                                  |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | R-CG             |
| HOA Fees       | 307              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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