

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

MLS® #A2266086

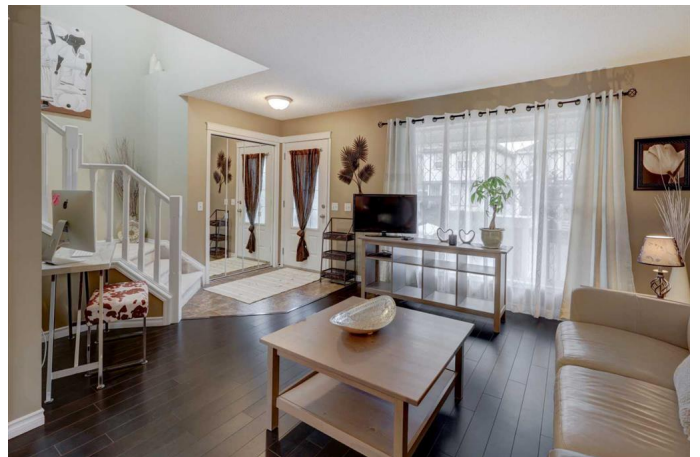
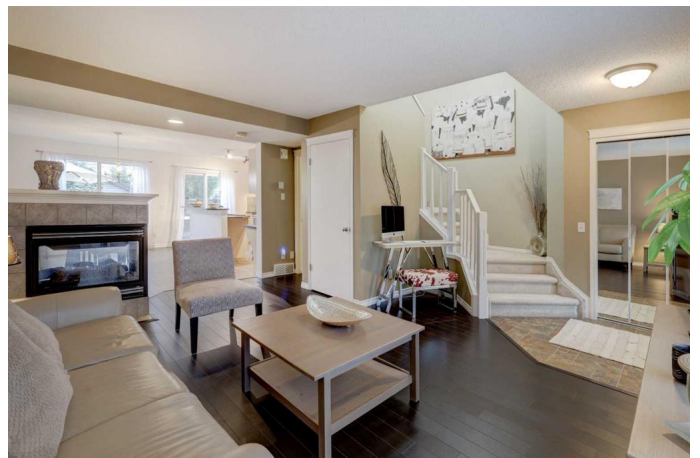
\$585,000

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 — 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™ll find two generous primary bedrooms, each with its own ensuite and walk-in closets. Additional space for a convenient office/computer nook. The basement is 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 — 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
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Exterior

Exterior Features	None, Private Yard
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Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 22nd, 2025
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Days on Market	9
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Zoning	DC (pre 1P2007)
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HOA Fees	307
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Coldwell Banker Mountain Central
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