

\$649,900 - 210 Tuscany Valley Drive Nw, Calgary

MLS® #A2206771

\$649,900

4 Bedroom, 3.00 Bathroom, 1,135 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Beautifully Updated Family Home Across from
Park & Green Space!

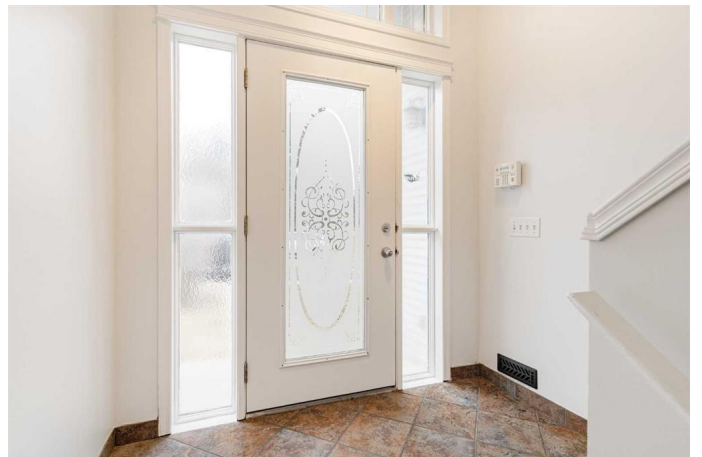
Welcome to this move-in ready gem in one of
Calgary's best neighbourhoods! Freshly
painted with new flooring and a brand-new
deck, this home is perfect for families looking
for comfort, convenience, and modern
updates.

Step inside to an open-concept main floor
filled with natural light. The spacious living
area flows seamlessly into the well-appointed
kitchen and dining space. The main level
features two bedrooms, including a primary
suite with its own ensuite bathroom.

The fully developed lower level is bright and
welcoming, offering two more large bedrooms,
a full bathroom, and oversized windows that
bring in plenty of sunlight. Cozy up by the
fireplace or entertain at the wet bar—perfect
for family gatherings!

Outside, enjoy your new deck and private
yard, while the oversized garage with 220-amp
wiring is ideal for hobbyists or extra storage.
Located right across from a beautiful park and
green space, you're also just minutes from
shopping, schools, and all amenities.

Don't miss this opportunity—schedule
your viewing today!



Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206771 |
| Price | \$649,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,135 |
| Acres | 0.09 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 210 Tuscany Valley Drive Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L2B6 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Alley Access, Double Garage Detached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Other, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 4 |
| Zoning | R-C1N |
| HOA Fees | 288 |
| HOA Fees Freq. | ANN |

Listing Details

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

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