

\$611,000 - 39 Tuscany Springs Place Nw, Calgary

MLS® #A2248081

\$611,000

2 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Price Adjustment....Rare opportunity to move in or invest in this 2 Bedroom/2.5 bath home located in the established community of Tuscany. The inviting front porch welcomes you into this bright, open-concept home where the living room is separated from the kitchen by a striking 3-sided fireplace. The maple kitchen features a tiered island, corner pantry, and plenty of counter and cabinet space. French doors lead to a large back deck overlooking the oversized yard with a double detached garage. Upstairs, youâ€™™ll find two spacious master bedrooms, each with its own ensuite, plus a convenient office/computer nook. Additional features include, basement laundry, and an unspoiled lower level ready for your ideas. Upgrades include H2O tank, 2025, furnace maintained during ownership, kitchen appliances newer Ideally located 500metres to LRT, bus routes, and Stony Trail for easy commuting. shopping and schools close by. Book your viewing....

Built in 2002

Essential Information

MLS® #	A2248081
Price	\$611,000
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	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

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	August 15th, 2025
Days on Market	26
Zoning	DC (pre 1P2007)
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.