

# \$649,900 - 112 Tuscany Way Nw, Calgary

MLS® #A2231471

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this inviting two-storey family home in the heart of Tuscany, one of Northwest Calgary's most sought-after communities. This property offers 3 bedrooms, 2.5 bathrooms with a double attached garage and is the perfect opportunity for first time buyers to get into this desirable community. The main floor features 9-foot ceilings, a spacious foyer, a bright open layout, and a cozy living area with a gas fireplace. The kitchen includes a centre island and opens to a deck—perfect for entertaining. Upstairs are two generous secondary bedrooms and a large primary suite with a walk-in closet and 4-piece ensuite featuring a soaker tub. The unfinished basement offers great potential for future development. Outside enjoy the deck and landscaped backyard that backs onto an alley. Walking distance to schools, parks, trails, and amenities like Starbucks, Sobeys, and The Last Straw. The Tuscany Club is also just a short walk away and offers exclusive access to a splash park, tennis courts, a skateboard park, outdoor rink, and more. With easy access to Hwy 1A, Stoney Trail, and public transit, this home combines convenience with a family friendly atmosphere. Don't miss the video tour, click on the media link and schedule your private showing today!

Built in 1997

## Essential Information



MLS® #	A2231471
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	112 Tuscany Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2A4

### **Amenities**

Amenities	Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	22
Zoning	R-CG
HOA Fees	275
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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