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

MLS® #A2266086

\$585,000

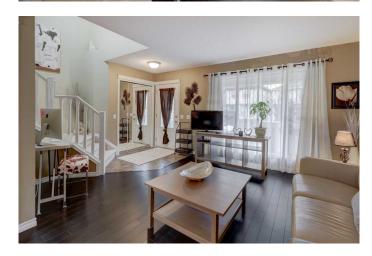
2 Bedroom, 3.00 Bathroom, 1,322 sqft Residential on 0.09 Acres

Tuscany, Calgary, Alberta

INCLUDES A NEW ROOF 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 â€" just 300m from the LRT & walking distance to bus transit. The inviting front porch enjoys morning sun, welcoming you into a 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'II find two generous primary bedrooms, each with its own ensuites and walk-in closets. Additional space for a convenient office/computer nook. The basement in 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 â€" 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

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 October 22nd, 2025

Days on Market 7

Zoning DC (pre 1P2007)

HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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