

\$596,000 - 212 Tuscany Valley Way Nw, Calgary

MLS® #A2195943

\$596,000

2 Bedroom, 3.00 Bathroom, 1,620 sqft
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to Your New Home in Tuscany!

Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light.

The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, youâ€™ll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office areaâ€”perfect for remote work or a cozy reading nook.

The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, youâ€™ll love being just minutes from shopping, parks, and scenic walking trails.

Donâ€™t miss out on this incredible opportunityâ€”schedule your showing today!

Built in 1996

Essential Information

| | |
|--------|-----------|
| MLS® # | A2195943 |
| Price | \$596,000 |



| | |
|----------------|-------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,620 |
| Acres | 0.07 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 212 Tuscany Valley Way Nw |
| Subdivision | Tuscany |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L2A7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Garden, Private Entrance, Private Yard |
|-------------------|---|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 72 |
| Zoning | R-CG |

Listing Details

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

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