

\$649,000 - 90 Tuscany Springs Heights Nw, Calgary

MLS® #A2252197

\$649,000

3 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

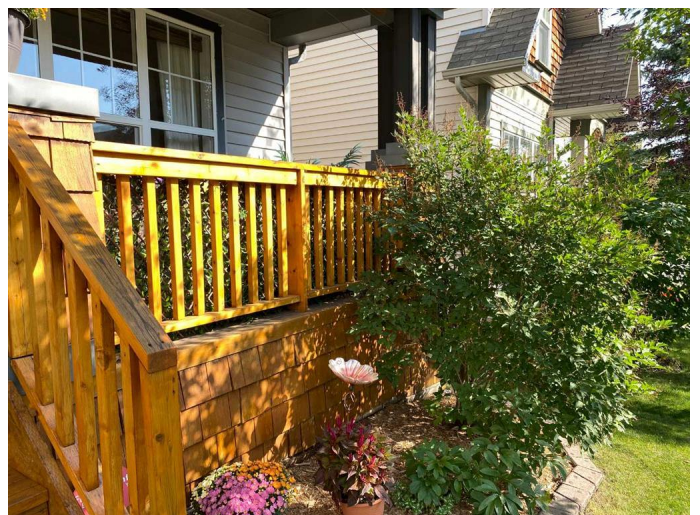
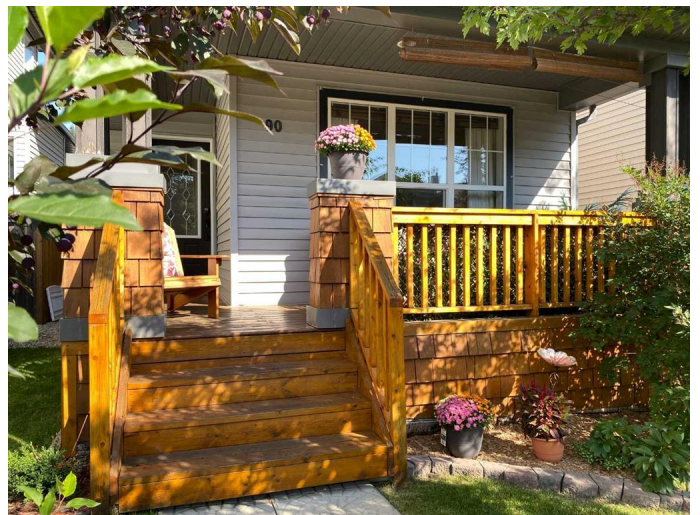
Tuscany, Calgary, Alberta

Tuscany is located in Calgary's highly desirable NW quadrant and is a family friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. This outstanding, well maintained 2-Storey is located on a quiet street away from busy roads "near to beautiful ravines, walk-ways, parks and the Tuscany LRT station. MAIN FLOOR has a 2-piece Bathroom, Hardwood Flooring. UPPER LEVEL has 3 Bedrooms and a full 4-piece Bathroom. The Primary Bedroom has a 4-piece Ensuite and a Walk-in Closet. LOWER LEVEL has a large Bedroom, Flex room, Storage, and Laundry room with Utility Sink. BACK YARD has a large deck that connects from the house to the Double Detached Garage that has back lane access. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit - all within the Community.

Built in 2003

Essential Information

MLS® #	A2252197
Price	\$649,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 29th, 2025
Days on Market	7
Zoning	DC
HOA Fees	308
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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