

\$598,000 - 39 Tuscany Springs Place Nw, Calgary

MLS® #A2248081

\$598,000

2 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

NOW INCLUDES: BRAND NEW ROOF! Big ticket item already handled. Rare Opportunity! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany — just 500 m from the LRT and close 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'll find two generous primary bedrooms, each with its own ensuite and walk-in closets. Additional space for a convenient office/computer nook. The lower level features laundry and is unspoiled, ready for your future development ideas. Recent upgrades include a new hot water tank (2025), newer kitchen appliances, and a well-maintained furnace. Ideally located close to schools, shopping, and Stony Trail for easy commuting.

Book your viewing today — this one won't last!

Built in 2002

Essential Information

MLS® #

A2248081



Price	\$598,000
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, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	64
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„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.