

\$479,900 - 96 Tuscany Summit Square Nw, Calgary

MLS® #A2256929

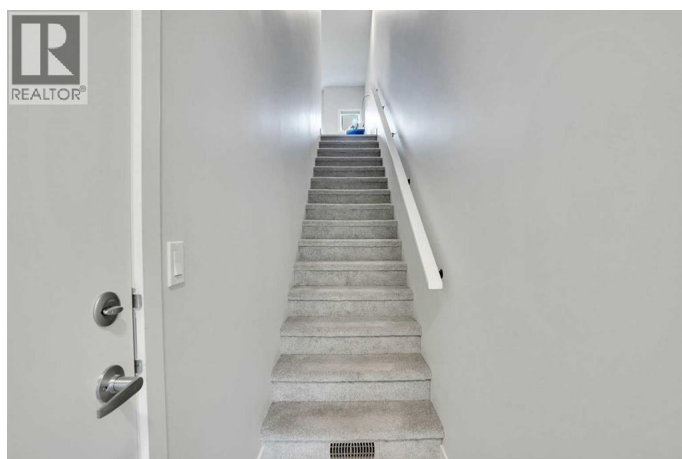
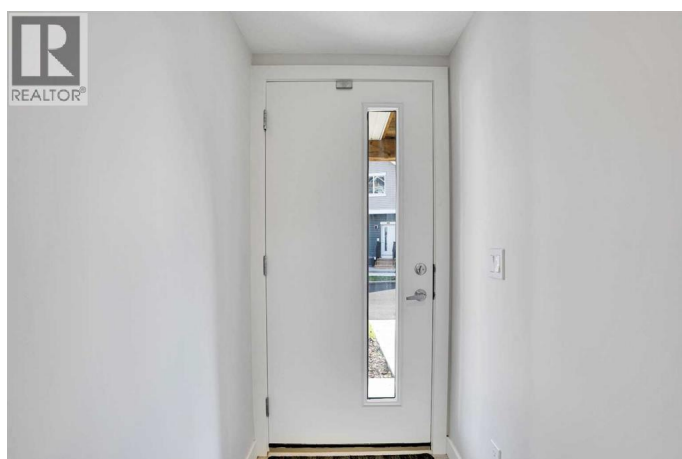
\$479,900

2 Bedroom, 3.00 Bathroom, 1,243 sqft

Single Family on 0.02 Acres

Tuscany, Calgary, Alberta

Welcome to your almost brand-new three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a natural area, and there is no neighbor on the back of your house. This property is the most upgraded unit in the project and offers the perfect blend of tranquility and convenience. The main level includes a magnificent kitchen with an abundance of cabinetry, ensuring there's a place for everything. Your inner chef will rejoice with modern two-tone close cabinetry, complemented by sleek quartz countertops and stainless steel appliances, and a Chef loved Gas Stove. Luxury vinyl flooring adds a touch of elegance to the entire main floor and provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets from a full wall-sized window in the dining room. The upper level features a generously sized second room and convenient laundry space, along with a large main bathroom. Retreat to the master bedroom, complete with an en suite featuring fully upgraded standing shower with times and double closets. We have upgraded and added future electrical and mechanical tie-ins for the ceiling fan to both bedrooms and also the living room if the new owners wish to install them. Access to Tuscany amenities - community centre, splash park, walking paths, and ravines. Quick access to C-Train, Stoney Trail, and Crowchild Trail. Minutes to the mountains, Cochrane, inner city, south Calgary. Many major roadways, including



Stoney Tr, Highway 1A , and many more.
Minutes to shopping, restaurants, and
services. (id:6289)

Built in 2024

Essential Information

Listing #	A2256929
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,243
Acres	0.02
Year Built	2024
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	96 Tuscany Summit Square Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L0G1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Other, PVC window, No neighbours behind, No Animal Home, Level, Gas BBQ Hookup, Parking
Parking Spaces	3
Parking	Attached Garage, Concrete, Tandem
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up, Water Heater - Tankless
Heating	Natural gas High-Efficiency Furnace, Other, Forced air
Cooling	See Remarks

of Stories 3

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Real Estate Professionals Inc.



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:16pm PDT