

# \$579,900 - 39 Tuscany Springs Place Nw, Calgary

MLS® #A2266086

**\$579,900**

2 Bedroom, 3.00 Bathroom, 1,322 sqft

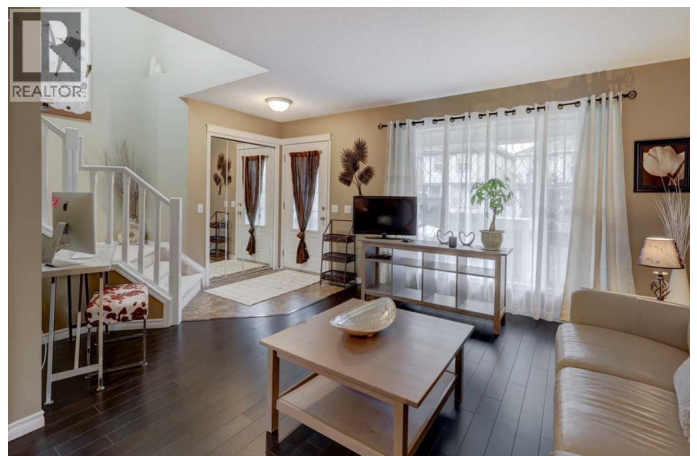
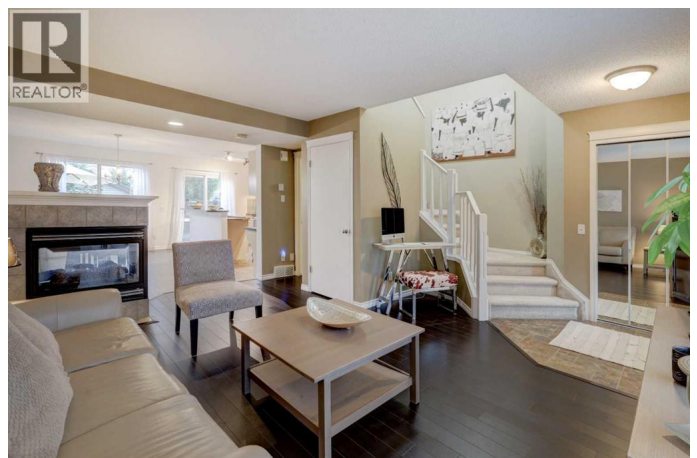
Single Family on 0.09 Acres

Tuscany, Calgary, Alberta

A NEW ROOF is coming! Large ticket item handled. Rare Opportunity and condition of home well cared for! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany — just 300m from the LRT & walking distance to bus transit. Enjoy morning sun on the front porch of the home and afternoon/evening sun with stunning sunsets in the back, all in a peaceful setting with no noise disturbance from Crowchild Trail. The 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 basement is unspoiled and features 2 windows, 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 — at this price, this one won™t last! (id:6289)

Built in 2002

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | A2266086      |
| Price          | \$579,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,322         |
| Acres          | 0.09          |
| Year Built     | 2002          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 39 Tuscany Springs Place Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L2V1                      |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Playground, Schools, Shopping                                      |
| Features       | Cul-de-sac, Back lane, PVC window, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                  |
| Parking        | Detached Garage                                                    |
| # of Garages   | 2                                                                  |

### Interior

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer |
| Heating         | Forced air                                                                                      |
| Cooling         | None                                                                                            |
| Fireplace       | Yes                                                                                             |
| # of Fireplaces | 1                                                                                               |
| # of Stories    | 2                                                                                               |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Vinyl siding, Wood siding |
| Exterior Features | Landscaped                |
| Construction      | Wood frame                |

Foundation

Poured Concrete

## Listing Details

Listing Office

Coldwell Banker Mountain Central



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