

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

MLS® #A2266086

\$579,900

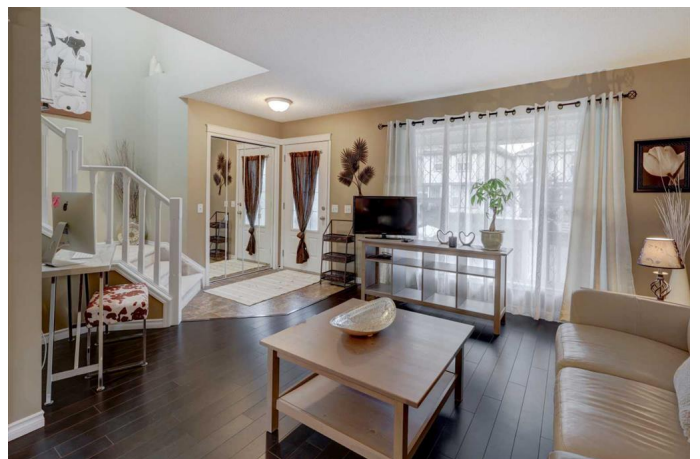
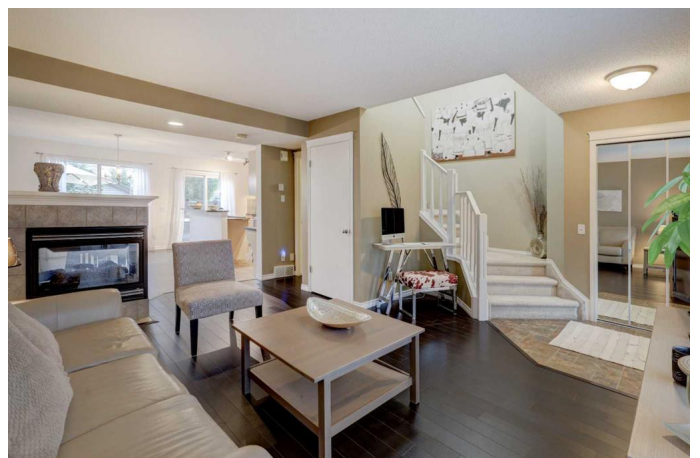
2 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

A NEW ROOF(Value \$7560.00 inc) 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!

Built in 2002



Essential Information

MLS® #	A2266086
Price	\$579,900
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, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 22nd, 2025
Days on Market	19
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.