

# **\$569,900 - 140 Tuscany Valley Rise Nw, Calgary**

MLS® #A2219170

**\$569,900**

2 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to 140 Tuscany Valley Rise NW- a beautifully maintained 2 storey home in the heart of Tuscany. This home has been recently upgraded with new paint throughout, new main floor wide plank vinyl flooring, new SS appliances and new large hot water tank. As you enter the home - main floor welcomes you with open design floor plan flooded with natural light living room, kitchen with central island and corner pantry, and dining area with sliding door to the rear deck. Functional 2 pc bath tucked away by the stairs to the basement completes the main floor. 2 nd floor comes with spacious primary master bedroom with large windows and walk-in closet, another large bedroom, office space that can easily be converted to the 3rd bedroom and 4 pc main bathroom. Unspoiled very clean basement is roughed in for the additional bathroom, offers 9 ft ceilings, large window and washer and dryer near just replaced O/S hot water tank . North West backyard is fully fenced and offers raised, low-maintenance pressure treated wooden deck, huge graveled parking pad that can easily accommodate a large future double detached garage. This home is a rare find and the most affordable single family home in Tuscany- family oriented community with various schools, parks & playgrounds, Tuscany Market (Sobeys, Rexall, Starbucks, Esso, Banks), walking paths, Tuscany Club Community Center, 12 Mile Coulee Off Leash Park. With easy access to Stoney Trail & Crowchild Trail it makes it a breeze to get DT



or to the Mountains.

Built in 2005

### Essential Information

MLS® #	A2219170
Price	\$569,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,126
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Tuscany Valley Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A1

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Parking Pad

### Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting  
Roof                      Asphalt Shingle  
Construction           Cement Fiber Board, Silent Floor Joists, Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              May 8th, 2025  
Days on Market        3  
Zoning                    R-CG  
HOA Fees                250  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            IQ Real Estate Inc.

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.