

\$699,900 - 48 Tuscany Village Court Nw, Calgary

MLS® #A2227234

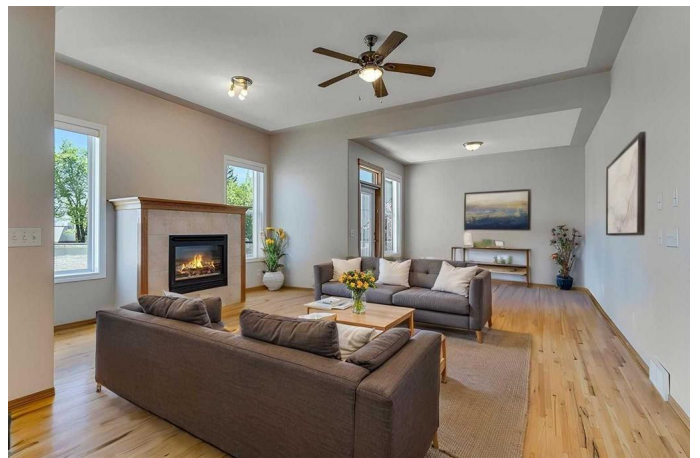
\$699,900

2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Open house Saturday JULY 26TH 1-3 pm. ::
Stunning Villa in the Heart of Tuscany â€“
Your Dream Home Awaits! Welcome to your
immaculate 2-bedroom villa nestled in the
highly sought-after Tuscany Village Court area
of NW Calgary. This exceptional property
offers the perfect blend of comfort,
convenience, and community, making it an
ideal choice for those seeking a serene
lifestyle without sacrificing accessibility.
Prime Location: Situated just steps away from
the vibrant Tuscany Club, shopping, and an
elementary school, this villa is perfectly
positioned for easy access to parks, scenic
pathways, and the picturesque river. Enjoy the
best of both worlds with suburban tranquility
and urban convenience right at your doorstep.
Exceptional Features: This home boasts a new
furnace (2023) and central air conditioning,
ensuring year-round comfort. The property
includes a \$21,000 custom stair lift for easy
access to the basement, along with a ramp in
the garage for seamless entry to the main
floor. The low Annual HOA fee of \$292.68
grants you access to the fantastic amenities at
the Tuscany Club, while the Tuscany Village
Court annual fee of \$1,440 covers year-round
lawn care and snow removal, allowing you to
enjoy a maintenance-free lifestyle.
Spacious and Inviting: Step inside to discover
a spacious main level featuring a large primary
bedroom that easily accommodates a
king-sized bed, complemented by a versatile
sitting room perfect for relaxation or hobbies.



The open-concept kitchen, dining, and living area create an inviting space for entertaining or unwinding. The kitchen is a chef's delight, equipped with ample cabinetry, a walk-in pantry, a generous island, and a dining area that flows effortlessly into the living space.

Comfort and Style: Downstairs, you'll find a generously sized second bedroom with its own ensuite bathroom, providing privacy and comfort for guests or family members. The cozy family/games room features a Regency gas fireplace, perfect for creating a warm ambiance during those chilly Calgary evenings. With plenty of storage in the mechanical room, this villa truly has it all.

Community and Lifestyle: Tuscany is renowned for its family-friendly environment and strong sense of community, with events organized by the Tuscany Residents Association. Enjoy abundant parks, trails, and green spaces, including the stunning Twelve Mile Coulee Park, perfect for hiking, picnics, and birdwatching. With excellent schools, low crime rates, and a variety of nearby shopping and dining options, Tuscany is a safe and welcoming place to call home.

Donâ€™t Miss Out! Pride of ownership shines throughout this beautiful villa, and virtually staged pictures showcase its potential. Experience the charm and convenience of this remarkable property for yourselfâ€”book your showing today and step into your new life in Tuscany!

Built in 2000

Essential Information

MLS® #	A2227234
Price	\$699,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,367
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	48 Tuscany Village Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H5

Amenities

Amenities	Clubhouse, Fitness Center, Outdoor Pool, Parking, Playground, Park, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Electric Range
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	51
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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