

# \$649,900 - 169 Tuscany Vista Crescent Nw, Calgary

MLS® #A2256480

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

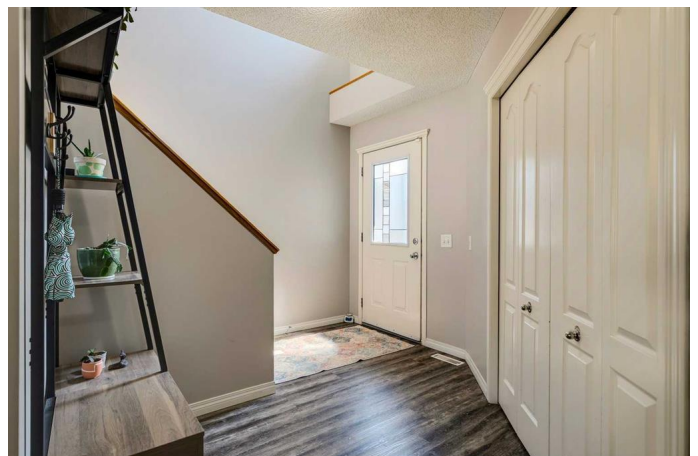
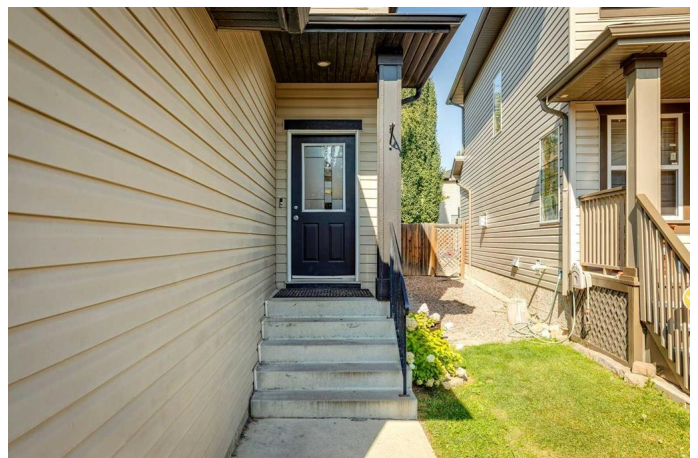
**\*\*Open House Saturday Sep 13 from 2-4pm\*\***

Welcome to this bright and spacious family home located in the sought-after community of Tuscany. The main floor features an open-concept layout with stylish vinyl plank flooring throughout, creating a warm and inviting space for everyday living and entertaining. The kitchen is equipped with updated appliances and flows seamlessly into the dining and living areas. A convenient half bath with laundry completes this level.

Upstairs, you'll find the generous primary suite with a walk-in closet and private ensuite. Two additional bedrooms are complemented by a beautifully updated main bathroom, showcasing new tile, a relaxing soaker tub, and a rustic-style vanity. The lower level offers a large recreation room, a versatile flex room currently used as a bedroom, and an additional storage space that could easily be converted into a walk-in closet. Step outside to enjoy a private, treed backyard with a two-tiered deck—perfect for summer dining and lounging—as well as a large storage shed. This home boasts an ideal location, just steps from a park with a fantastic playground. Families will love the proximity to schools, with Tuscany School only 700m away and St. Basil School just 350m away—both within easy walking distance. Book your showing today!

Built in 2004

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2256480    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,452       |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 169 Tuscany Vista Crescent Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 3A3                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Back Yard, Few Trees     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-CG                 |
| HOA Fees       | 307                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals 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.