

\$749,900 - 90 Tuscany Springs Hill Nw, Calgary

MLS® #A2268023

\$749,900

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this charming 2-storey detached home located in one of Calgary's most desirable northwest communities – Tuscany. This well-maintained home offers an inviting open-concept floor plan filled with natural morning sunlight and warm evening sun that fills the northwest-facing backyard. The kitchen features recently upgraded granite countertops and flows seamlessly into the dining area, which opens onto a spacious deck – perfect for summer BBQs and family gatherings. The large backyard offers plenty of room for kids to play and enjoy the outdoors. Upstairs, you'll find a bright and spacious bonus room at the front of the home, two generously sized bedrooms, and a large primary suite complete with a 4-piece ensuite bathroom. Located on the west end of Tuscany, this home offers quick access to Crowchild Trail for an easy commute downtown, and Stoney Trail, Calgary's ring road, providing efficient access to all parts of the city. Families will love that Tuscany offers both public and Catholic elementary and junior high schools, as well as scenic walking and biking trails with stunning views of the Rocky Mountains. Recent upgrades include: Roof (2023) Furnace (2023) Air Conditioner (2023) Water Tank (2023) Washer & Dryer (2023) Microwave Hood Fan (2025) Dishwasher (2025). With most of your major items upgraded there will be no further replacement costs in the future. This is a



fantastic opportunity to own a move-in-ready home in one of Calgary’s most family-friendly and scenic neighborhoods.

Built in 2005

Essential Information

MLS® #	A2268023
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Tuscany Springs Hill Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3E3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	MON

Listing Details

Listing Office	Bow Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.