

\$649,900 - 210 Tuscany Valley Drive Nw, Calgary

MLS® #A2206771

\$649,900

4 Bedroom, 3.00 Bathroom, 1,135 sqft
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Beautifully Updated Family Home Across from
Park & Green Space!

Welcome to this move-in ready gem in one of
Calgary's best neighbourhoods! Freshly
painted with new flooring and a brand-new
deck, this home is perfect for families looking
for comfort, convenience, and modern
updates.

Step inside to an open-concept main floor
filled with natural light. The spacious living
area flows seamlessly into the well-appointed
kitchen and dining space. The main level
features two bedrooms, including a primary
suite with its own ensuite bathroom.

The fully developed lower level is bright and
welcoming, offering two more large bedrooms,
a full bathroom, and oversized windows that
bring in plenty of sunlight. Cozy up by the
fireplace or entertain at the wet bar—perfect
for family gatherings!

Outside, enjoy your new deck and private
yard, while the oversized garage with 220-amp
wiring is ideal for hobbyists or extra storage.
Located right across from a beautiful park and
green space, you're also just minutes from
shopping, schools, and all amenities.

Don't miss this opportunity—schedule
your viewing today!



Built in 1996

Essential Information

MLS® #	A2206771
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,135
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	210 Tuscany Valley Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2B6

Amenities

Amenities	None
Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Other, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R-C1N
HOA Fees	288
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.