

# \$596,000 - 212 Tuscany Valley Way Nw, Calgary

MLS® #A2195943

**\$596,000**

2 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to Your New Home in Tuscany!

Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light.

The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, youâ€™ll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office areaâ€”perfect for remote work or a cozy reading nook.

The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, youâ€™ll love being just minutes from shopping, parks, and scenic walking trails.

Donâ€™t miss out on this incredible opportunityâ€”schedule your showing today!

Built in 1996

## Essential Information

MLS® #                   A2195943

Price                     \$596,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	212 Tuscany Valley Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Garden, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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