

\$599,900 - 227 Tuscany Drive Nw, Calgary

MLS® #A2202131

\$599,900

3 Bedroom, 2.00 Bathroom, 919 sqft
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

WELCOME to this bright and spacious fully developed 3-bedroom, 2-bathroom home with a double garage, located in the highly sought-after community of Tuscany! This well-maintained property offers an open floor plan featuring a kitchen with an island and corner pantry, a large dining area, and a welcoming living room filled with natural light from its oversized windows.

MAIN floor, youâ€™ll find two generously sized bedrooms, both with walk-in closets, and the convenience of main-floor laundry. THE fully finished basement boasts a recreation room with a wet bar, built-in cabinetry, a den/office space(no window), bedroom(with window) , a second laundry area, 3 piece bathroom and plenty of storage.

UPDATES include shingles approx.(5 years old), a hot water tank approx.(5 years old), appliances approx.(5 years old), and brand-new carpet in the basement (March 2025). The home also offers a separate SIDE ENTRY. The main-floor offers a door leading to the basement, providing great flexibility for future possibilities.

ENJOY the south-facing backyard, complete with a fully fenced yard and deck, perfect for entertaining or relaxing. Located close to parks, walking and biking paths, the Tuscany Club, schools, shopping, and transit, this home offers incredible value in a fantastic



neighborhood.

DON'T miss your opportunity to own this beautiful home in Tuscany"schedule your showing today! INCLUDED ITEMS: Fridge, stove, hood fan, dishwasher, microwave, main floor washer/dryer, basement washer and dryer, basement fridge (All appliances), all blinds, small combo unit of weedwhacker/lawnmower, small leaf blower, shower rod, curtain rods

Built in 1999

Essential Information

MLS® #	A2202131
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	227 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C4

Amenities

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Pantry, Separate Entrance, Wet Bar
Appliances Dishwasher, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Range
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Level
Roof Asphalt Shingle
Construction Concrete, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2025
Days on Market 10
Zoning R-CG
HOA Fees 298
HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Masters

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