

\$599,000 - 237 Tuscany Drive Nw, Calgary

MLS® #A2142253

\$599,000

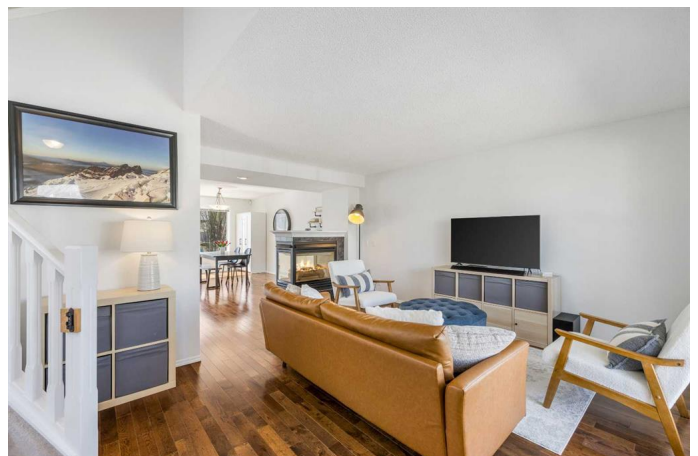
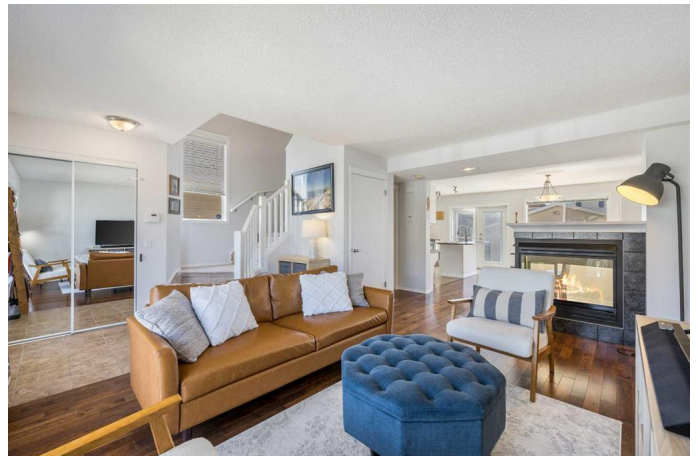
3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

OPEN HOUSE CANCELLED!!! Welcome to your new home in the highly sought after community of Tuscany! This 3-bedroom, 2.5 bathroom home with a south facing backyard is the perfect entry point into the detached housing market. An adorable front porch leads you into the home which features hardwood floors, an open concept floorplan and tons of light. The main floor is highlighted by a 3 walled gas fireplace. The living room flows seamlessly into the kitchen and dining room area. The functional kitchen features upgraded appliances (dishwasher 2021, Fridge 2023), tile flooring, corner pantry and white cabinetry. The main floor rounds off with a half bathroom off the living room. Walk out into the sun drenched south facing backyard with ample yard space a double detached garage. Heading upstairs you will find three bedrooms, highlighted by the sunny primary bedroom which has a walk-in closet and 4-piece ensuite bathroom. Another 4-piece bathroom and two well-sized rooms complete the 2nd floor of the home. The basement is drywalled and ready for the next owner to put their finishing touches on it. Itâ€™s currently used as a kidâ€™s playroom, home gym, and laundry room (Washer 2022, Dryer 2023). This home is also upgraded with Central Air Conditioning (2022).

The property is walking distance from schools, parks, playgrounds, restaurants, bars, and easy access to Crowchild Trail and the Stoney ring road for getting out to the mountains. The



community of Tuscany simply has it all including some of the best mountain views anywhere in the city. A short commute to Downtown Calgary or the Rocky Mountains depending on the day, with access to the Calgary c-train line (station a short walk/drive away) as well.

Call your favourite realtor today to schedule a showing!

Built in 1999

Essential Information

MLS® #	A2142253
Price	\$599,000
Sold Price	\$645,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	237 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H9

Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Detached
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Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Dining Room, Family Room, Gas, Three-Sided
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Has Basement	Yes
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Basement	Partial, Partially Finished
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Exterior

Exterior Features	None
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Lot Description	Back Lane, Rectangular Lot, See Remarks
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 20th, 2024
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Date Sold	June 26th, 2024
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Days on Market	6
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Zoning	R-C1N
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HOA Fees	298.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	CIR Realty
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