

\$545,000 - 89 Tuscany Springs Heights Nw, Calgary

MLS® #A2143765

\$545,000

3 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Located on a quiet cul-de-sac street, this 3 bed + den, 2.5 bath, 2-storey detached home featuring large windows allowing natural light to flood both floors, an open main floorplan highlighting the gas fireplace, rear parking pad for two vehicles, basement bathroom roughed-in, gas line in backyard for BBQ and new shingles in 2023. Ideal for a young family wanting to put their own stamp on a home, the community of Tuscany offers a plethora of playgrounds, walking/biking pathways, schools, shops, transit (the C-train is a 15-minute walk away), the Tuscany Club, and convenient access to 12 Mile Coulee Road, Crowchild & Stoney Trails. Escape to the Mountains in less than an hour!

Built in 2003

Essential Information

MLS® #	A2143765
Price	\$545,000
Sold Price	\$601,212
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.06
Year Built	2003
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	89 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X8

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	June 28th, 2024

Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	283.88
HOA Fees Freq.	ANN

Listing Details

Listing Office	Diversified Management Southern
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