

\$699,900 - 48 Tuscany Village Court Nw, Calgary

MLS® #A2227234

\$699,900

2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Stunning Villa in the Heart of Tuscany â€œYour Dream Home Awaits! Welcome to your immaculate 2-bedroom villa nestled in the highly sought-after Tuscany Village Court area of NW Calgary. This exceptional property offers the perfect blend of comfort, convenience, and community, making it an ideal choice for those seeking a serene lifestyle without sacrificing accessibility.

Prime Location: Situated just steps away from the vibrant Tuscany Club, shopping, and an elementary school, this villa is perfectly positioned for easy access to parks, scenic pathways, and the picturesque river. Enjoy the best of both worlds with suburban tranquility and urban convenience right at your doorstep.

Exceptional Features: This home boasts a new furnace (2023) and central air conditioning, ensuring year-round comfort. The property includes a \$21,000 custom stair lift for easy access to the basement, along with a ramp in the garage for seamless entry to the main floor. The low Annual HOA fee of \$292.68 grants you access to the fantastic amenities at the Tuscany Club, while the Tuscany Village Court annual fee of \$1,440 covers year-round lawn care and snow removal, allowing you to enjoy a maintenance-free lifestyle.

Spacious and Inviting: Step inside to discover a spacious main level featuring a large primary bedroom that easily accommodates a king-sized bed, complemented by a versatile sitting room perfect for relaxation or hobbies. The open-concept kitchen, dining, and living



area create an inviting space for entertaining or unwinding. The kitchen is a chef's delight, equipped with ample cabinetry, a walk-in pantry, a generous island, and a dining area that flows effortlessly into the living space.

Comfort and Style: Downstairs, you'll find a generously sized second bedroom with its own ensuite bathroom, providing privacy and comfort for guests or family members. The cozy family/games room features a Regency gas fireplace, perfect for creating a warm ambiance during those chilly Calgary evenings. With plenty of storage in the mechanical room, this villa truly has it all.

Community and Lifestyle: Tuscany is renowned for its family-friendly environment and strong sense of community, with events organized by the Tuscany Residents Association. Enjoy abundant parks, trails, and green spaces, including the stunning Twelve Mile Coulee Park, perfect for hiking, picnics, and birdwatching. With excellent schools, low crime rates, and a variety of nearby shopping and dining options, Tuscany is a safe and welcoming place to call home.

Don't Miss Out! Pride of ownership shines throughout this beautiful villa, and virtually staged pictures showcase its potential. Experience the charm and convenience of this remarkable property for yourself—book your showing today and step into your new life in Tuscany!

Built in 2000

Essential Information

MLS® #	A2227234
Price	\$699,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,367
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	48 Tuscany Village Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H5

Amenities

Amenities	Fitness Center, Parking, Recreation Facilities, Clubhouse, Outdoor Pool, Playground, Park, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	59
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.