

\$619,900 - 145 Tuscany Springs Way Nw, Calgary

MLS® #A2249220

\$619,900

5 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

Beautiful & Well-Maintained 2-Storey Home in a Prime Location!

Welcome to this stunning 2-storey home, ideally situated on a quiet street close to schools, parks, pathways, the C-Train, shopping, and more!

The main floor features a spacious entry with a 2-piece bath, a bright family room with large bay windows, a welcoming living room with vaulted ceilings and a cozy gas fireplace, plus a dining area and functional kitchen with stainless steel appliances, a corner pantry, and abundant counter space. Step outside to enjoy the west-facing backyard complete with a very large deck, mature trees, and a double detached garage.

Upstairs, you'll find a sun-filled primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms and a full 4-piece bath.

The recently renovated basement offers even more living space, including a comfortable rec room, two large bedrooms, a beautifully upgraded 4-piece bathroom, and a laundry/utility room for your convenience.

Bonus: The sellers will be replacing the roof "meaning the buyer will enjoy a brand-new roof for years to come!"

This home combines comfort, function, and a fantastic location "a true must-see!"

Built in 2001

Essential Information



MLS® #	A2249220
Price	\$619,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.06
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	145 Tuscany Springs Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2L5

Amenities

Amenities	Playground, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	310
HOA Fees Freq.	ANN

Listing Details

Listing Office	E-Trinity Realty and Management Ltd
----------------	-------------------------------------

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