

# \$596,000 - 212 Tuscany Valley Way Nw, Calgary

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MLS® #A2195943

**\$596,000**

2 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to Your New Home in Tuscany!

Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light.

The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office area—perfect for remote work or a cozy reading nook.

The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, you'll love being just minutes from shopping, parks, and scenic walking trails.

Don't miss out on this incredible opportunity—schedule your showing today!

Built in 1996

## Essential Information

MLS® #	A2195943
Price	\$596,000



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	212 Tuscany Valley Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Courtyard, Garden, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	74
Zoning	R-CG

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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