

\$549,000 - 50 Tuscany Valley Rise Nw, Calgary

MLS® #A2257364

\$549,000

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Open house at 1-4pm on Sep 27&28, 2025.
Fantastic family home on a quiet street in Tuscan, walking distance to schools and the new LRT platform. Inside there is an open white kitchen with an island and sit up breakfast bar. Top of the line granite counter tops and good appliances make this home special. Gas stove cooking allows you to enjoy better food. Kitchen is open to living room with south exposure and big bay window plus an eating area/dining room. Solid hardwood floors thru out the main floor, up the staircase and in the master bedroom! 4pce bath upstairs plus a 2 pce powder room on the main floor. SO many updates!!Recently replaced dishwasher, smoke detector alarms, New deck with umbrella, Customized coffee and bar counter, Landscaping, Basement has plumbing rough-in for bathroom, Customized guitar rack and TV console with cabinets in basement, and Vent cleaning and furnace maintenance done. Partially finished basement ready to be completed into a large family room and or 4th bedroom. Great opportunity!!

Built in 2000

Essential Information

MLS® #	A2257364
Price	\$549,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,160
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Tuscany Valley Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J1

Amenities

Amenities	Recreation Facilities
Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	35
Zoning	R-C1N
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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