

# \$592,000 - 39 Tuscany Springs Place Nw, Calgary

MLS® #A2248081

**\$592,000**

2 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Rare Opportunity! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany — just 500 m from the LRT and close to bus transit. The inviting front porch enjoys morning sun, welcoming you into a bright, open-concept main floor where the living room is separated from the kitchen by a beautiful 3-sided fireplace. The maple kitchen offers a tiered island, corner pantry, and plenty of cabinet and counter space. French doors lead to a large yard and back deck and sunny backyard with a double detached garage. Upstairs, you™ll find two generous primary bedrooms, each with its own ensuite, plus a convenient office/computer nook. The lower level features laundry and is unspoiled, ready for your future development ideas. Recent upgrades include a new hot water tank (2025), newer kitchen appliances, and a well-maintained furnace. Ideally located close to schools, shopping, and Stony Trail for easy commuting.

Book your viewing today — this one won™t last!

Built in 2002

## Essential Information

MLS® # A2248081

Price \$592,000

Bedrooms 2



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,322       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 39 Tuscany Springs Place Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2V1                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Family Room, Gas                                                                                          |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None, Private Yard                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Cul-De-Sac |
| Roof              | Asphalt Shingle                                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                                                            |
| Foundation        | Poured Concrete                                                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 59                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 307               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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.