

# \$659,900 - 44 Tuscany Way Nw, Calgary

MLS® #A2233774

**\$659,900**

4 Bedroom, 4.00 Bathroom, 1,464 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

FULLY FINISHED 4-BEDROOM HOME |  
CENTRAL A/C | BRAND NEW FLOORING &  
PAINT | PRIVATE LANDSCAPED  
BACKYARD | DOUBLE ATTACHED GARAGE

- Welcome to 44 Tuscany Way NW. A thoughtfully updated family home offering over 2,100 sq.ft. of finished living space in one of Calgary's most beloved communities. Situated on a quiet, tree-lined street with excellent curb appeal, this home blends comfort, function, and a classic layout ideal for daily life and entertaining. Inside, you'll find a freshly painted interior with brand new flooring throughout. The main level features both a cozy family room with a gas fireplace and a separate front flex space, perfect for a home office, kids' playroom, or formal sitting area. The open kitchen is anchored by a central island and includes white cabinetry, stainless appliances, and a spacious dining area with direct access to the private, fully fenced backyard. Upstairs, the primary bedroom includes a large walk-in closet and a 4-piece ensuite with a jetted soaker tub, glass shower, and natural light. Two additional bedrooms and another full bath complete the upper level, ideal for a growing family. The fully finished basement offers a sizeable rec space, a fourth bedroom, a full 3-piece bath, and plenty of storage, making it perfect for guests, teens, or a media setup. Outside, enjoy mature landscaping, raised garden beds, a fire pit area, highly durable and stylish vinyl fencing, and a generous deck - perfect



for relaxing or hosting friends. Additional highlights include central A/C, main floor laundry, a double attached garage, and easy access to walking paths, schools, Tuscan Club amenities, and the LRT. Located in a highly walkable, family-oriented NW neighbourhood with quick access to Stoney Trail, Crowchild Trail, and the Rockies™this is the kind of place you™ll want to call home for years to come. CONTACT YOUR FAVOURITE REALTOR TODAY TO BOOK YOUR PRIVATE SHOWING!

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233774    |
| Price          | \$659,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,464       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 44 Tuscan Way Nw |
| Subdivision | Tuscan           |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3L 2E4          |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer          |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                  |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |
| HOA Fees       | 307             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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