

\$609,900 - 90 Tuscany Springs Heights Nw, Calgary

MLS® #A2252197

\$609,900

4 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

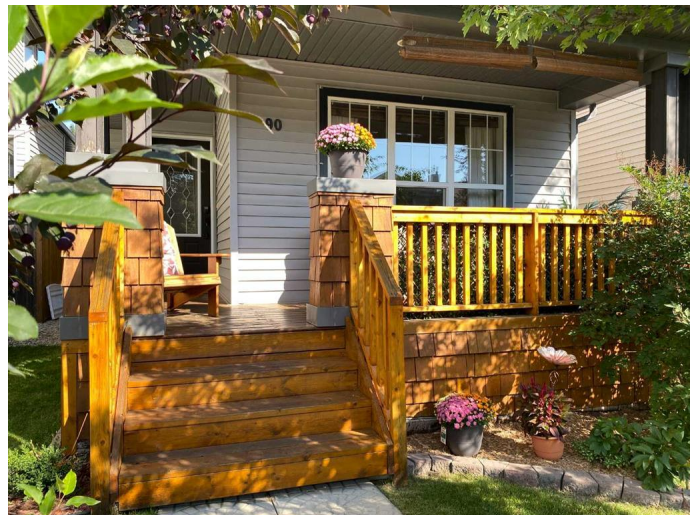
Tuscany, Calgary, Alberta

Located on a quiet part of the street near the Tuscany LRT Station, this 2-Storey home has been meticulously maintained. MAIN FLOOR has Hardwood Flooring, Stainless Steel Appliances (dishwasher is new this year), West facing Living Room, and a 2-piece Bathroom. UPPER LEVEL has 3 Bedrooms, a full 4-piece Bathroom and a 4-piece Ensuite in the Primary bedroom. Primary bedroom also has a Walk-in Closet. LOWER LEVEL is fully finished and has a Large Bedroom, Flex room, Storage, and Laundry closet with a Utility Sink. BACK YARD has a Large deck, Double Detached Garage (back lane access). Tuscany is located in Calgary's highly desirable NW quadrant and is a Family Friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit.

Built in 2003

Essential Information

MLS® #	A2252197
Price	\$609,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,454
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	90 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot, Treed, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	51
Zoning	DC
HOA Fees	308
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Compar
----------------	-----------------------------



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.