

\$625,000 - 38 Tuscany Hills Road Nw, Calgary

MLS® #A2269490

\$625,000

3 Bedroom, 3.00 Bathroom, 1,422 sqft

Residential on 0.11 Acres

Tuscany, Calgary, Alberta

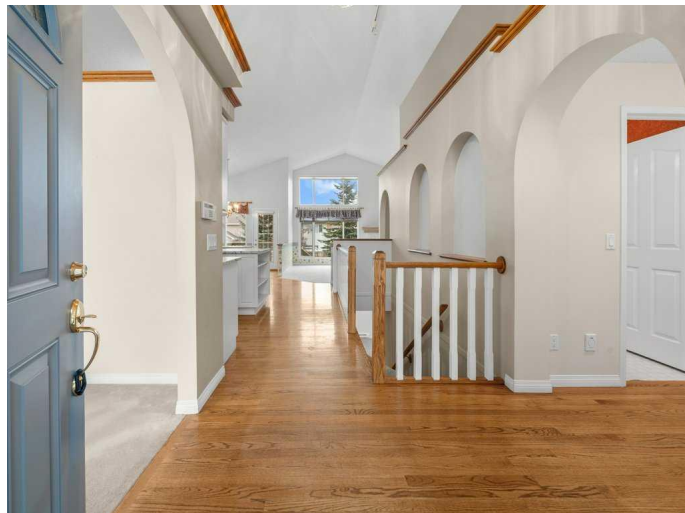
Here's your chance to own a spacious 1421 sq/ft bungalow in a great Tuscany location, directly across from the school yard green space with no neighbours in front. This former showhome offers an open-concept layout with vaulted ceilings, large windows, and a bright kitchen featuring white cabinetry, granite counters, a stainless steel appliance package, island, and corner pantry. The main floor includes two bedrooms, an office, and two full bathrooms including a primary ensuite, while the developed basement provides a large recreation area, guest bedroom (window may not be Egress), full bath, plus a hobby/workshop area with a sink and ample space for tools and storage. The fenced backyard is private and includes a two-tier deck with natural gas line for BBQ. The interior has been well cared for over the years, while the exterior windows and trim are showing their age and would benefit from updates. Priced accordingly, this home offers an excellent opportunity to personalize and add value in a sought-after community close to schools, shopping, ravine pathways, and the Tuscany Club.

Built in 1994

Essential Information

MLS® # A2269490

Price \$625,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,422
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	38 Tuscany Hills Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 1Z8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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