

# \$596,000 - 212 Tuscany Valley Way Nw, Calgary

MLS® #A2195943

**\$596,000**

2 Bedroom, 3.00 Bathroom, 1,620 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to Your New Home in Tuscany!

Nestled in the heart of the desirable Tuscany community, this beautifully maintained 2-storey home is perfect for first-time buyers and growing families alike. Built in 1996 and lovingly cared for by its original owner, this home offers a bright, open layout with an abundance of natural light.

The oversized main floor boasts multiple entertainment areas, ideal for hosting or relaxing with loved ones. Upstairs, you'll find two spacious bedrooms, two full bathrooms, and a stunning open-to-below office area—perfect for remote work or a cozy reading nook.

The partially finished basement offers endless possibilities, allowing you to customize the space to fit your needs. Plus, you'll love being just minutes from shopping, parks, and scenic walking trails.

Don't miss out on this incredible opportunity—schedule your showing today!

Built in 1996

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2195943  |
| Price  | \$596,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,620       |
| Acres          | 0.07        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 212 Tuscany Valley Way Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L2A7                    |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Freezer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Garden, Private Entrance, Private Yard |
|-------------------|---|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped |
| Roof            | Asphalt Shingle  |
| Construction    | Composite Siding, Wood Frame                                   |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-CG                |

### **Listing Details**

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

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