

# \$699,900 - 48 Tuscany Village Court Nw, Calgary

MLS® #A2227234

**\$699,900**

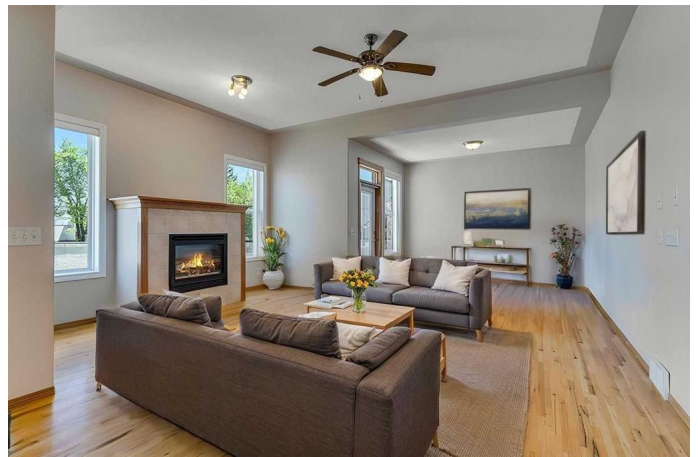
2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Open House Sunday, August 10th, 1-3pm.

Welcome to this wonderful 2 bedroom villa in the desirable Tuscany Village Court area of NW Calgary. Pride of ownership shows in this amazingly well maintained move in ready home. Easy walking distance to shopping, Sobey's grocery, recreation centre, tennis courts, and walking pathways. A new Furnace and central air conditioning was installed in 2023. Included in the sale is a \$21,000 custom stair lift to access the basement level should you require it now or in the future. There is also a ramp in the garage for easy access to the main floor (can be removed). This adult oriented community is quiet and peaceful. THE HOA fee is only \$1,440 per year and that takes care of snow removal and lawn care. This villa comes with 2 decks, one for BBQing off the kitchen and one to enjoy the private back green space. On the main level you will find a large primary bedroom that easily fits a king bed with room to spare. Off the primary bedroom is a wonderful sitting room that can have many uses. The kitchen has ample cupboards, a walk in pantry, a generous island, and a larger dining area. The microwave was replaced in 2022 and the Bosch Dishwasher runs like new. An open plan kitchen/dining and living room creates a wonderful space to entertain or simply relax. Downstairs you'll find a larger second bedroom that is complete with it's own ensuite bathroom. Also downstairs is a Regency gas fireplace which creates a warm ambiance for



the family / games room. Plenty of storage exists in the mechanical room which is something so many homes lack. Pride of Ownership shows. Note: Virtually staged pictures help showcase the main rooms of the home. Check out the virtual tour or simply book your showing today to view this wonderful home in person.

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227234               |
| Price          | \$699,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,367                  |
| Acres          | 0.13                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 48 Tuscany Village Court Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 2H5                     |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Outdoor Pool, Park, Parking, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                                         |
| Parking        | Double Garage Attached                                                                                    |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Soaking Tub  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features None  
Lot Description Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed June 4th, 2025  
Days on Market 81  
Zoning R-CG  
HOA Fees 293  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Complete Realty

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