

\$624,900 - 117 Tuscany Drive Nw, Calgary

MLS® #A2260424

\$624,900

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Experience Tuscany living at 117 Tuscany Dr NW, where you will find a fully finished two-story home with a double garage situated in one of the city's most coveted communities. This home has been thoughtfully updated over the past few years, with newer flooring and a focus on outdoor spaces. The luxury vinyl plank flooring has rich, rustic tones running seamlessly throughout, offering a durable and stylish foundation ideal for families with children and pets. The curb appeal is amazing with lots of foliage and the south facing backyard has a covered patio to enjoy the garden and many fruit trees & shrubs. Head inside to find 3 bedrooms up, along with 2.5 baths, providing well-balanced living spaces for comfort and privacy. The heart of the home is a refreshed kitchen featuring stainless steel appliances including a gas stove, granite countertops, and spacious corner pantry. The kitchen island adds both practicality and elegance, complemented by a modern, cohesive design that flows beautifully into the living and dining areas. Every detail has been carefully considered to deliver a space that is as functional as it is inviting. The roof on both the house and the garage were replaced in 2021 so one less thing to worry about.

Location highlights are equally compelling. Within minutes, you can stroll to the LRT, making city access a breeze. The neighborhood is blessed with natural beauty and recreational opportunities, including



ravines, parks, and generous off-leash areas, offering endless possibilities for outdoor enjoyment. Educational facilities are conveniently nearby, with top-rated schools close by, as is the community centre and a variety of shopping options, from everyday essentials to boutique experiences. The area is renowned for its family-friendly vibrancy, well-maintained parks, and a strong sense of community, making this location simply unbeatable.

This home has been lovingly updated to be a long-term haven, ready for you to move in and begin creating memories. It combines modern comforts with timeless charm, all set within a neighborhood that enhances everyday life and lifestyle alike. I invite you to experience the warmth, practicality, and unparalleled potential of 117 Tuscany Dr NW. Schedule a viewing to appreciate this exceptional property and the lifestyle it affords.

Built in 1997

Essential Information

MLS® #	A2260424
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Tuscany Drive Nw
---------	----------------------

Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2C3

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	24
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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.