

# \$605,000 - 193 Tuscany Valley Green Nw, Calgary

MLS® #A2221266

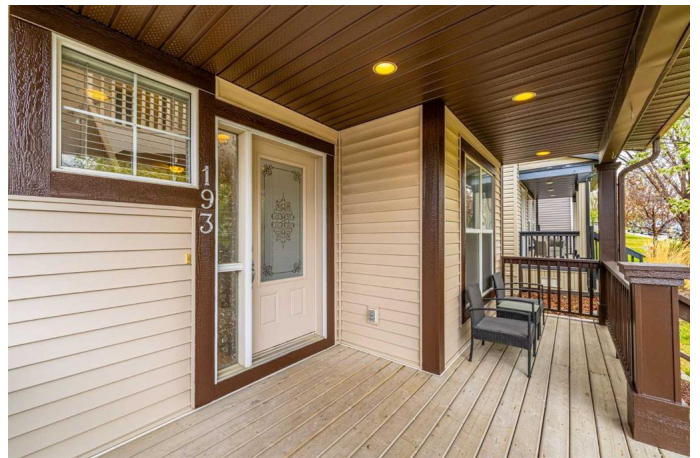
**\$605,000**

4 Bedroom, 4.00 Bathroom, 1,440 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Welcome to this charming, move-in ready home on a quiet street in the heart of family-friendly Tuscany—showcasing pride of ownership, great curb appeal, and easy access to the Tuscany Club, top-rated schools, shopping, and the LRT. Relax on the charming front veranda and step into a freshly updated interior featuring modern paint and new carpet throughout the stairs and upper level. The main floor offers elegant archways, a versatile front flex room perfect for an office or formal dining area, and an open-concept living space. The kitchen shines with stainless steel appliances, maple cabinetry, glass block accents, and a functional island with an eating bar, ideal for casual dining or entertaining. The adjacent dining area and bright living room—with a cozy gas fireplace—make this home warm and inviting. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a walk-in closet, 4-piece ensuite, and views of downtown Calgary. The fully finished basement includes a large rec room, a fourth bedroom, a new 2-piece bathroom, and a laundry area with additional storage. Enjoy long-term energy savings with the solar panel system, featuring 10 roof-mounted panels producing a total of 4.05 kW—with peak output from May to October, providing up to 40% in electricity cost savings. A double detached garage completes this move-in ready home in one of Calgary's most desirable family communities. Don't miss your opportunity



to own this stylish, efficient, and superbly located home in Tuscany!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221266    |
| Price          | \$605,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,440       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 193 Tuscany Valley Green Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0A1                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Clubhouse, Fitness Center, Racquet Courts, Outdoor Pool |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached                                  |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan  |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other, Private Yard      |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |
| HOA Fees       | 300            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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