

# \$622,900 - 90 Tuscany Springs Heights Nw, Calgary

MLS® #A2252197

**\$622,900**

4 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.07 Acres

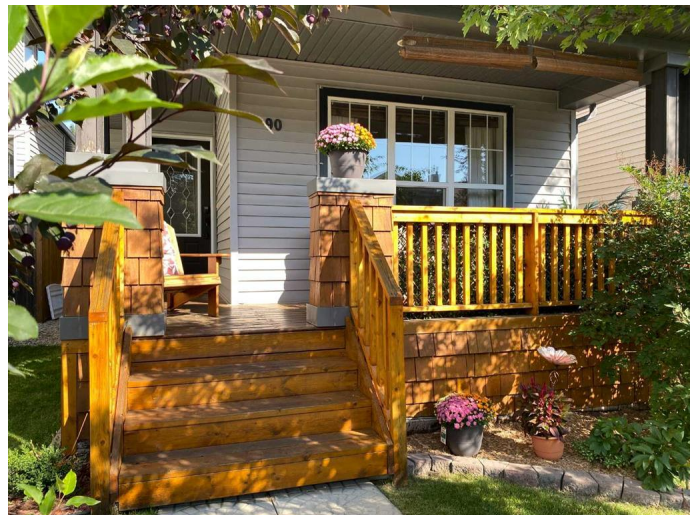
Tuscany, Calgary, Alberta

Located on a quiet part of the street near the Tuscany LRT Station, this 2-Storey home has been meticulously maintained. MAIN FLOOR has Hardwood Flooring, Stainless Steel Appliances (dishwasher is new this year), West facing Living Room, and a 2-piece Bathroom. UPPER LEVEL has 3 Bedrooms, a full 4-piece Bathroom and a 4-piece Ensuite in the Primary bedroom. Primary bedroom also has a Walk-in Closet. LOWER LEVEL is fully finished and has a Large Bedroom, Flex room, Storage, and Laundry closet with a Utility Sink. BACK YARD has a Large deck, Double Detached Garage (back lane access). Tuscany is located in Calgary's highly desirable NW quadrant and is a Family Friendly Community with many parks, playgrounds, walking/biking paths, and natural areas to enjoy all year round. Community Centre (Tuscany Club) offers Tennis/Pickle-ball Courts, Splash Park, Gymnasium, Skateboard Park and a Skating Rink in the winter. Close to shopping, schools, and transit.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2252197  |
| Price     | \$622,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,454       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 90 Tuscany Springs Heights Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 2X9                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Vinyl Siding                                                    |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 32                |
| Zoning         | DC                |
| HOA Fees       | 308               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | TREC The Real Estate Compar |
|----------------|-----------------------------|



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