

\$500,000 - 230 Tuscany Valley Drive Nw, Calgary

MLS® #A2269464

\$500,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome home to this lovely two-storey in the highly desirable community of Tuscany, with exclusive access to the Tuscany Clubhouse and located on the west side of Calgary for quick, easy mountain access.

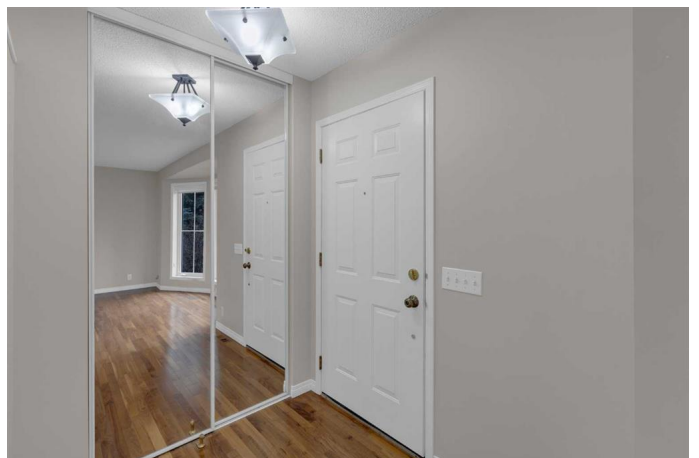
The main floor offers a bright, open layout with a spacious kitchen and large windows that flood the home with natural light, plus a convenient 2-piece powder room.

Upstairs features a generous Primary bedroom with a large walk-in closet, a 4-piece bathroom, and two additional bedrooms – one with views of downtown Calgary, making it the perfect home office or flex space.

Step into your beautiful south facing backyard, perfect for your morning coffee. Enjoy a large deck, stunning stamped concrete patio, and mature trees that create privacy and atmosphere. In spring and summer, pick fresh fruit straight from your well established raspberry bushes.

An oversized double detached garage with a circuit breaker panel provides plenty of parking and is perfect for a workshop or hobby space.

This home has been well-loved and lived in, and is ready for your TLC and updates to make it truly shine. The basement is unfinished and waiting for your design vision to come to life.



Book your showing today.

Built in 1995

Essential Information

MLS® #	A2269464
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	230 Tuscany Valley Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A6

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	MON

Listing Details

Listing Office	The Real Estate District
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