

\$615,000 - 42 Tuscany Springs Bay Nw, Calgary

MLS® #A2199585

\$615,000

3 Bedroom, 2.00 Bathroom, 1,122 sqft
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

****OPEN HOUSE SAT MARCH 15TH**

1:00-3:00 PM** This beautifully updated Victorian-style, 2-storey home is situated on cul-de-sac in the highly desirable, family-friendly community of Tuscany. With over 1,500 sq. ft. of developed living space including a fully finished basement, this home is well maintained and ready to enjoy. Recent renovations include new engineered hardwood on the main level, new carpet upstairs and on the stairs, and fresh linoleum in the upstairs bathroom. The kitchen is both stylish and functional, featuring maple cabinetry, an island eating bar, a cozy dining nook, and brand-new appliances, including a fridge and stove (6 months). Both bathrooms have been refreshed with new toilets, along with a new sink and vanity in the upstairs bath. Additional updates include a newer furnace and hot water heater (2 years), and central air conditioning (3 years), ensuring year-round comfort. The west-facing backyard fills the home with natural light and offers a fantastic outdoor retreat, complete with a newer metal gazebo (3 years), perfect for entertaining. An oversized double-detached garage provides ample parking and storage. Ideally located, this home offers quick access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail, while being just a 5-minute walk to the Tuscany LRT station. With a children's park just a block away and a welcoming, safe neighborhood, this home is perfect for families. Don't miss this incredible



opportunityâ€”schedule your private showing today!

Built in 2003

Essential Information

MLS® #	A2199585
Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	42 Tuscany Springs Bay Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2X7

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Gazebo, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	4
Zoning	DC
HOA Fees	298
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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