

# \$489,900 - 74 Tuscany Summit Square Nw, Calgary

MLS® #A2197005

**\$489,900**

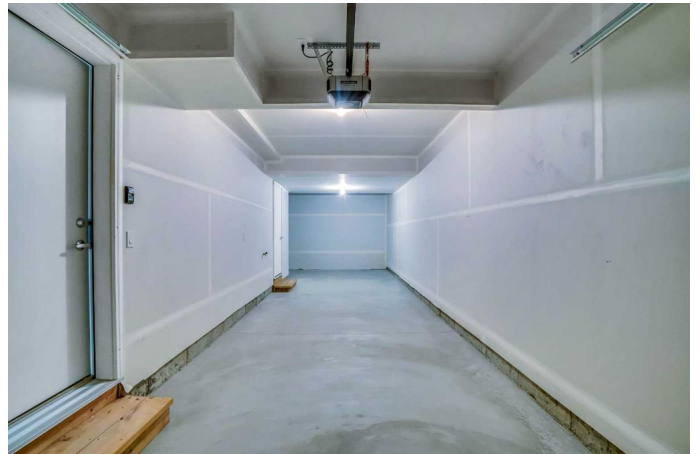
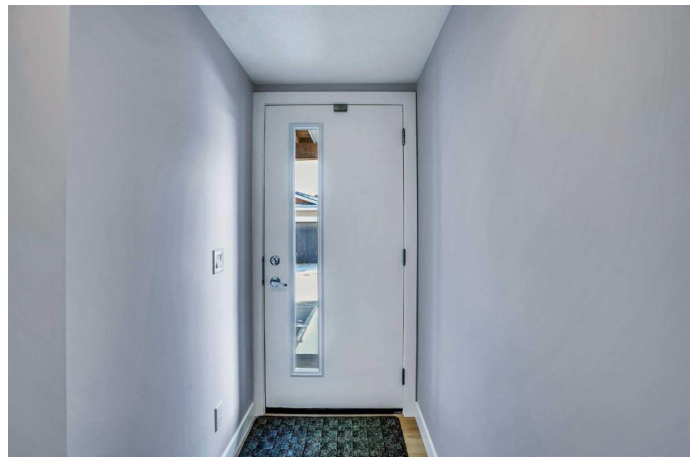
2 Bedroom, 2.00 Bathroom, 1,257 sqft  
Residential on 0.02 Acres

Tuscany, Calgary, Alberta

Price adjusted for a quick sale. Welcome to your brand new three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a natural area, and there is no neighbor on the back of your house. This property offers the perfect blend of tranquility and convenience. The main level includes a magnificent kitchen with an added Island, an abundance of cabinetry ensures there's a place for everything. Your inner chef will rejoice with modern two-tone soft close cabinetry, complemented by sleek quartz countertops and stainless steel appliances. Luxury vinyl flooring adds a touch of elegance to the entire main floor provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets. The upper level features a generously sized second room and convenient laundry space, along with a large main bathroom. Retreat to the master bedroom, complete with an en suite featuring another soaker tub bath and double closets. We have upgraded and added future electrical and mechanical tie-ins for the ceiling fan to both bedrooms and also the living room if the new owners wish to install them. Located close to all amenities, including Crowchild Trail and Stony Trail, this townhouse offers both comfort and accessibility. Don't miss the opportunity to make this your new home sweet home.

Directions:

Built in 2024



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2197005      |
| Price          | \$489,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,257         |
| Acres          | 0.02          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 74 Tuscany Summit Square Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0G1                     |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Parking  |
| Parking Spaces | 3  |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Insulated, Secured, Tandem |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Wired for Data, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Tankless Water Heater  |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Other  |
| Cooling           | None   |
| # of Stories      | 3  |

Basement None

## Exterior

Exterior Features Balcony

Lot Description Low Maintenance Landscape, No Neighbours Behind, Other, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 3rd, 2025

Days on Market 38

Zoning M-C1

## Listing Details

Listing Office Real Estate Professionals Inc.

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