

\$609,900 - 11 Tuscany Valley Road Nw, Calgary

MLS® #A2257126

\$609,900

3 Bedroom, 3.00 Bathroom, 1,640 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

This 1,600+ sq. ft. home offers a practical layout with features designed for comfort and convenience. The front living room receives ample natural light through oversized windows and includes a fireplace. The kitchen is equipped with newer appliances, a custom-built island, extensive cabinetry, and a walk-in pantry.

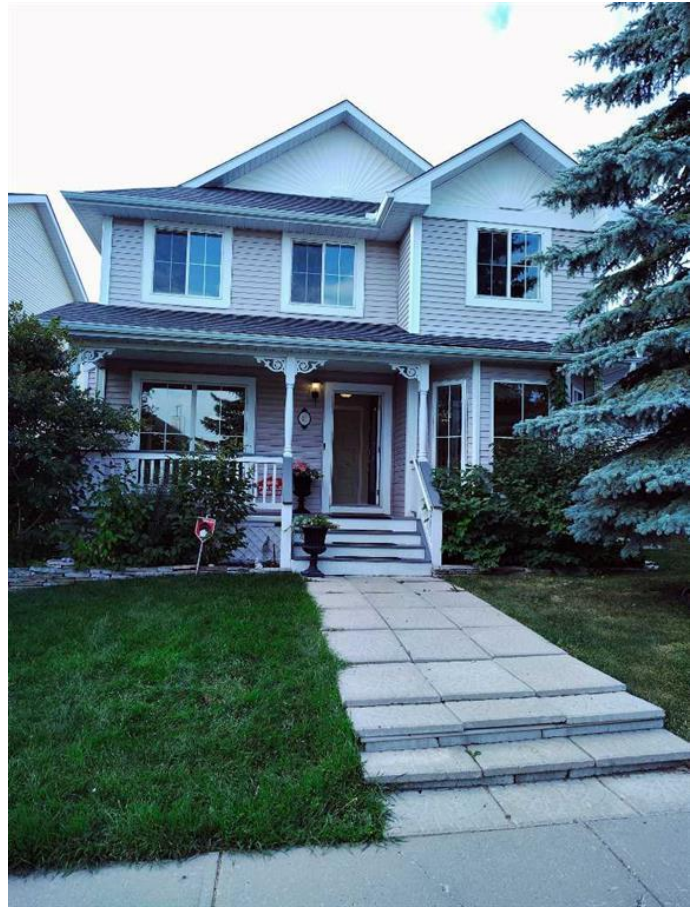
The primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub and in-floor heating. An oversized laundry/mudroom provides a sink, backyard access, and additional storage. Sliding patio doors open to a south-facing yard with mature landscaping, low-maintenance design, and underground sprinklers.

Recent updates include a newer furnace, countertops, new vinyl flooring on the main floor, and a recently replaced roof.

The heated, insulated garage is fitted with a separate electrical panel and allows for workshop use. A gravel pad beside the garage provides space for extra storage.

Located near Tuscany School, school bus pick-up, and within walking distance of a local park, this home combines functional living with a convenient location in one of Calgary's established communities.

Built in 1997



Essential Information

MLS® #	A2257126
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.09
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

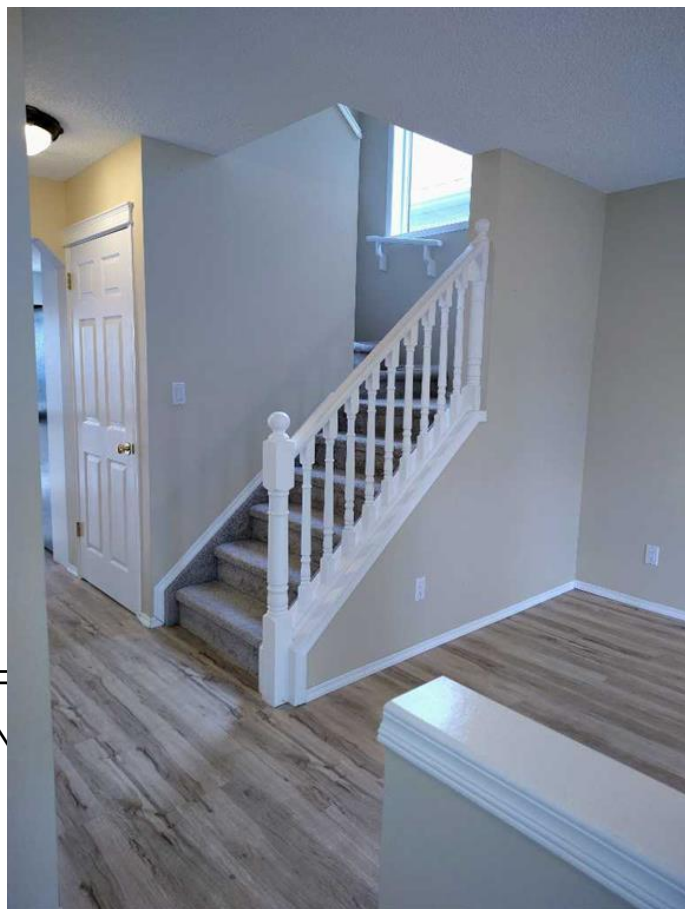
Address	11 Tuscany Valley Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3I 2C1

Amenities

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

Interior

Interior Features	Granite Counters, Pantry
Appliances	Dishwasher, Electric Stove, F
Heating	High Efficiency, Forced Air, N
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	15
Zoning	R-CG
HOA Fees	308
HOA Fees Freq.	ANN

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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