

# \$599,900 - 145 Tuscany Valley Green Nw, Calgary

MLS® #A2241785

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Nestled on a quiet, family-friendly street in the highly sought-after community of Tuscany, this beautifully recently updated 2-storey Victorian-style home offers over 1,500 sq. ft. of developed living space, including a fully finished basement. Lovingly maintained and thoughtfully renovated, this property is move-in ready and ideal for families seeking both comfort and convenience. Step inside to discover recent upgrades over \$20,000, including: Brand new carpet throughout; fresh modern paint in every room, sleek white quartz countertops in the kitchen, brand new fridge and microwave hood fan, furnace professionally cleaned and serviced (July 2025). The open-concept main floor is perfect for everyday living and entertaining, with a functional kitchen featuring maple cabinetry, corner pantry for added storage, an island, and cozy dining nook. A convenient half-bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a master with a walk in closet, and a bright main bath. The fully finished basement extends your living space with a large family room and an additional bedroom—ideal for guests, a home office, or a growing family. Enjoy the sun-soaked south-facing backyard, complete with a spacious deck perfect for BBQs, gatherings, or simply relaxing. An oversized double detached garage provides ample parking and storage. This home is ideally located just a 5-minute walk to the Tuscany LRT station, with quick



access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail. Enjoy all the incredible amenities the Tuscany community has to offer, including: The Tuscany Club with a splash park, tennis courts, skatepark, rinks, and a full gymnasium, scenic parks, playgrounds, and walking pathsâ€”right across the street, fantastic schools, green spaces, and a vibrant central market with shops, services, and dining options. Surrounded by friendly, long-term neighbors, this street has a true sense of community that will make you feel right at home. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable neighborhoods. Schedule your private showing todayâ€”homes like this donâ€™t last long!

Built in 2000

**Essential Information**

MLS® #	A2241785
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,141
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	145 Tuscany Valley Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 2Z8

### Amenities

Amenities	Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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