

\$629,000 - 35 Tuscarora Way Nw, Calgary

MLS® #A2259683

\$629,000

5 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

***Unbeatable valueâ€™top choice ***

Beautifully refreshed 2-storey home with a front-attached double garage, featuring 4 bedrooms + 1 den, perfectly tucked away on a quiet street in one of Calgaryâ€™s most desirable communitiesâ€™Tuscany. ///

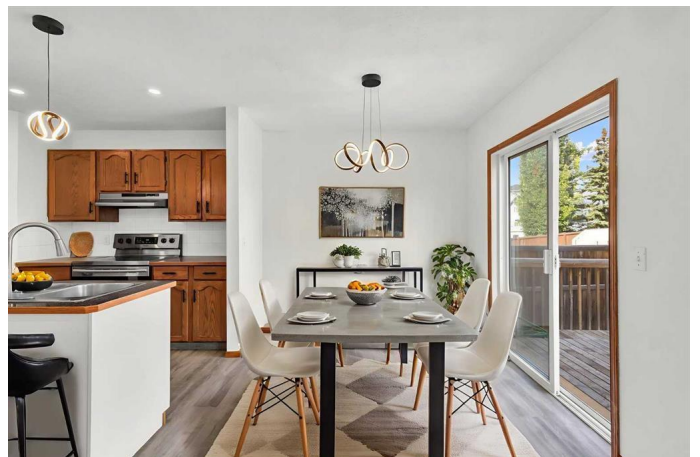
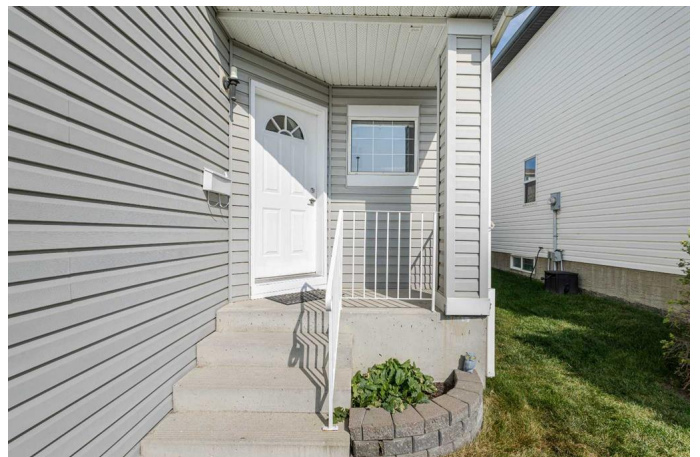
Step inside to discover a bright, open layout with brand-new waterproof vinyl flooring, plush carpet, modern lighting, pot lights, a new hood fan, fresh designer paint, and a brand-new fridge. The kitchen flows seamlessly into the cozy dining and living areas, making it ideal for family gatherings or entertaining guests. Step outside to the oversized deckâ€™a true highlight for summer BBQs, outdoor dining, and year-round relaxation. ///

Upstairs, youâ€™ll find 4 spacious bedroomsâ€™one of which is HUGE enough to be used as a bonus room, perfect for a playroom, or media space. The primary suite features its own private ensuite, while another full bath and a half bath serve the rest of the home with ease. ///

Downstairs, the basement offers an additional bedroom that can easily function as a guest room or home office. ///

Other recent upgrades include a new roof (2022), providing peace of mind for years to come. Ideally located just minutes from schools, parks, shopping, and transitâ€™with quick access to both Crowchild Trail and Stoney Trailâ€™this home offers unbeatable convenience and lifestyle. ///

Donâ€™t miss your chance to own a warm,



updated home in family-friendly
Tuscanyâ€”book your private showing today!

Built in 1998

Essential Information

MLS® #	A2259683
Price	\$629,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Tuscarora Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2G9

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Master Downstairs, Recreation Facilities, Sauna
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Range

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Storage, Basketball Court, Tennis Court(s)
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	19
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.