

\$539,888 - 50 Tuscany Valley Rise Nw, Calgary

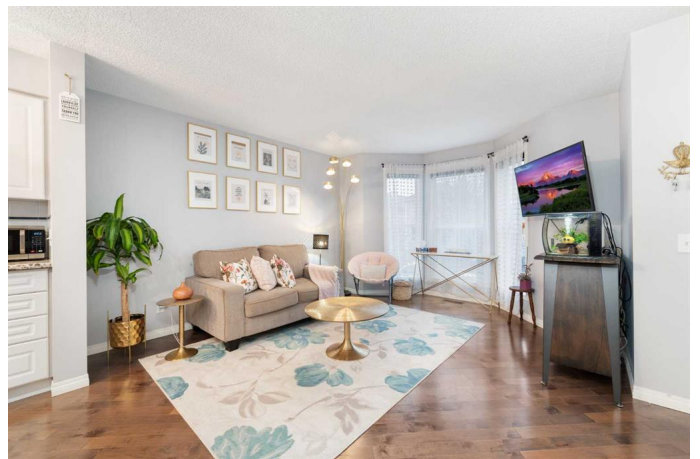
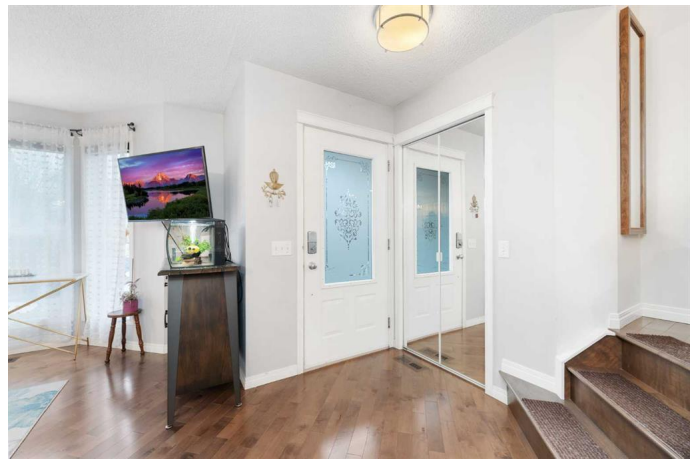
MLS® #A2267848

\$539,888

3 Bedroom, 2.00 Bathroom, 1,168 sqft
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Open House Sunday Nov 09th, 01:00 pm - 03:00 pm. Location, Location, Location. This property is located in the heart of the most sought-after community of NW, Tuscany and offers around 1700 Sq. Ft. of living space. All four schools (Eric Harvie, Tuscany Public School, St. Basil and Twelve Mile Coulee), the Shopping complex, Tuscany LRT, Bus Stops and the Tuscany Club are within walking distance. Perched on a tranquil street in the heart of Tuscany, this beautifully maintained two-storey home combines modern elegance with timeless charm. Flooded with natural light, the open-concept layout showcases exquisite finishes throughout. The main floor features an open-concept layout with a central chef's kitchen, a bright front living room, and a welcoming dining area overlooking the backyard. The kitchen shines with exotic granite countertops, a gas stove, a premium stainless-steel appliance package, a pantry, and elegant lighting, including newly added pot lights. Step outside to your private backyard oasis, complete with a spacious deck – perfect for entertaining or enjoying a quiet morning coffee – and a charming cottage-style shed with ample storage space. Rich hardwood flooring flows through the main and upper levels, where you'll find three well-appointed bedrooms and a beautifully updated 4-piece bathroom with a deep soaker tub. The professionally finished lower level offers endless possibilities – create a cozy media room, a home gym, or even your own



music studio! In 2019, this beautiful house got numerous upgrades, including new windows, roof, hot water tank, and furnace, ensuring peace of mind for years to come. Located on the desirable Tuscany Valley Rise, this home offers family-friendly living within walking distance to schools, cycling paths, parks, pathways, shopping, and transit. Contact us today to book a private viewing.

Built in 2000

Essential Information

MLS® #	A2267848
Price	\$539,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,168
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Tuscany Valley Rise Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J1

Amenities

Amenities	Other, Parking, Picnic Area, Clubhouse, Playground, Party Room, Racquet Courts
Parking Spaces	2

Parking	Off Street, Parking Pad
---------	-------------------------

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	6
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.