

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

MLS® #A2197005

**\$489,900**

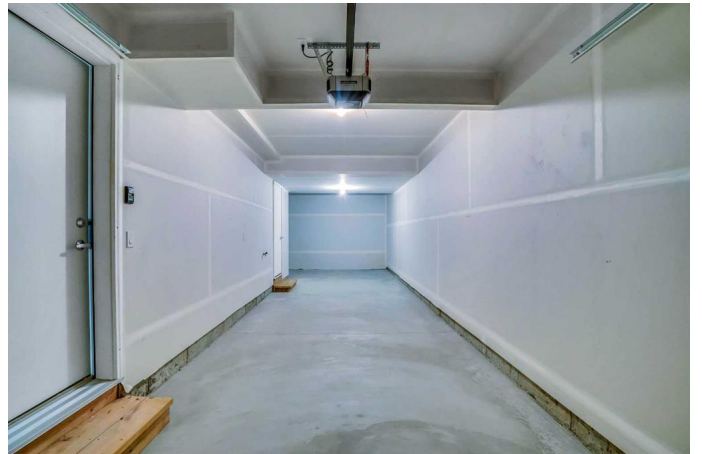
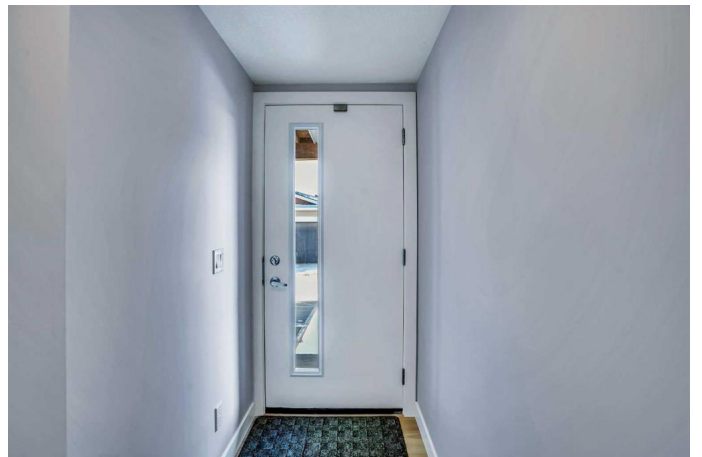
2 Bedroom, 2.00 Bathroom, 1,257 sqft  
Residential on 0.02 Acres

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, providing 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      37

Zoning                 M-C1

## **Listing Details**

Listing Office        Real Estate Professionals Inc.

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