

# \$560,000 - 212 Tuscany Valley Way Nw, Calgary

MLS® #A2224238

**\$560,000**

2 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Step into this lovingly maintained 2-storey home, nestled on a quiet street in the sought-after community of Tuscany. Built in 1996 and cherished by its original owner, this residence exudes pride of ownership and timeless appeal—making it a perfect fit for first-time buyers, young professionals, or growing families looking for a place to call home.

As you enter, you're greeted by an airy and inviting layout that's bathed in natural light. The oversized main floor features a seamless flow between multiple entertainment and living spaces, offering the perfect backdrop for everything from casual family nights to lively weekend gatherings.

Upstairs, discover two generously sized bedrooms and two full bathrooms, including a serene primary suite. A unique open-to-below office area adds a touch of architectural interest and is ideally suited for remote work, creative pursuits, or simply a cozy space to unwind with a good book.

The partially finished basement is brimming with potential—whether you envision a home gym, media room, or an additional guest suite, this space invites your imagination to take the lead.

Enjoy the best of Tuscany living with nearby access to parks, schools, shopping, and



picturesque walking trails that showcase the area's natural beauty.

This is more than just a home—it's a lifestyle, a location, and an opportunity you don't want to miss.

Book your private tour today and discover all the possibilities waiting for you in this wonderful Tuscany gem.

Built in 1996

**Essential Information**

MLS® #	A2224238
Price	\$560,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	212 Tuscany Valley Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Partial, Partially Finished

### Exterior

Exterior Features Balcony, Garden, Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, City Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 23rd, 2025  
Days on Market 6  
Zoning R-CG

### Listing Details

Listing Office Coldwell Banker Mountain Central

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