

# \$469,900 - 92 Tuscany Summit Square Nw, Calgary

MLS® #A2209770

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.04 Acres

Tuscany, Calgary, Alberta

Welcome to this stunning three-story end-unit townhouse, perfectly nestled in the sought-after community of Tuscany. Backing onto a peaceful natural area, this home offers the perfect blend of tranquility and convenience. The main living area features a thoughtfully designed kitchen with extra cabinets, stylish countertops, and stainless steel appliances. Luxury vinyl flooring adds a modern touch, while plush carpeting ensures comfort throughout. Step out onto the spacious south-facing balcony to enjoy your morning coffee or unwind with a sunset view. Upstairs, you'll find a generously sized second bedroom, a full main bathroom, and a convenient laundry space. The master suite provides a private retreat with double closets and an en suite bathroom. The attached spacious tandem garage accommodates two vehicles. Located close to Crowchild Trail, Stony Trail, and all essential amenities, this townhouse offers both accessibility and a serene living experience. Don't miss the chance to make this exceptional home yours.

Built in 2024

## Essential Information

MLS® #	A2209770
Price	\$469,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	92 Tuscany Summit Square Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G1

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Single Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	22
Zoning	M-C1

## **Listing Details**

Listing Office	First Place Realty
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