

# \$552,000 - 85 Tuscany Springs Heights Nw, Calgary

MLS® #A2221313

**\$552,000**

3 Bedroom, 4.00 Bathroom, 1,372 sqft

Residential on 0.06 Acres

Tuscany, Calgary, Alberta

**\$20k PRICE DROP** - Welcome to your new home in the heart of Tuscany, one of Calgary's most desirable and family-friendly communities. This beautiful property combines comfort, functionality, and convenience in one perfect package—ideal for growing families, first-time buyers, or savvy investors. Step inside to discover an inviting open-concept floor plan designed to maximize space and natural light. The main floor offers a seamless flow between the living room, dining area, and kitchen, making it perfect for both everyday living and entertaining guests. The kitchen is well-appointed with plenty of cabinetry, counter space, and a central island that's perfect for meal prep or gathering around with family and friends. This home features 3 generous bedrooms, including a spacious primary suite with its own private ensuite bathroom. In total, you'll find 2 full bathrooms and 2 half bathrooms, offering comfort and convenience for every member of the household. The fully finished basement adds even more functional space—perfect for a media room, home office, kids' playroom, or guest suite. Step outside to a large backyard deck, ideal for summer BBQs, outdoor dining, or simply relaxing in your own private oasis. The property also includes a double detached garage, giving you plenty of room for parking and storage.

One of the standout features of this home is its unbeatable location. You're just steps away from the Tuscany LRT Station, making



commuting a breeze whether you're heading downtown or exploring the rest of the city. Families will love being close to top-rated schools, parks, walking paths, and local amenities. Shopping, dining, and daily essentials are all within easy reach. Tuscany is known for its beautiful mountain views, welcoming community vibe, and abundance of green space. All of this at an affordable price point makes this home an incredible opportunity you won't want to miss. Whether you're looking to move in or invest, this property checks all the boxes.

Built in 2003

**Essential Information**

MLS® #	A2221313
Price	\$552,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,372
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X8

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	9
Zoning	DC
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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