

# \$749,900 - 90 Tuscany Springs Hill Nw, Calgary

MLS® #A2268023

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,795 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this charming 2-storey detached home located in one of Calgary's most desirable northwest communities – Tuscany. This well-maintained home offers an inviting open-concept floor plan filled with natural morning sunlight and warm evening sun that fills the northwest-facing backyard. The kitchen features recently upgraded granite countertops and flows seamlessly into the dining area, which opens onto a spacious deck – perfect for summer BBQs and family gatherings. The large backyard offers plenty of room for kids to play and enjoy the outdoors. Upstairs, you'll find a bright and spacious bonus room at the front of the home, two generously sized bedrooms, and a large primary suite complete with a 4-piece ensuite bathroom. Located on the west end of Tuscany, this home offers quick access to Crowchild Trail for an easy commute downtown, and Stoney Trail, Calgary's ring road, providing efficient access to all parts of the city. Families will love that Tuscany offers both public and Catholic elementary and junior high schools, as well as scenic walking and biking trails with stunning views of the Rocky Mountains. Recent upgrades include: Roof (2023) Furnace (2023) Air Conditioner (2023) Water Tank (2023) Washer & Dryer (2023) Microwave Hood Fan (2025) Dishwasher (2025). With most of your major items upgraded there will be no further replacement costs in the future. This is a



fantastic opportunity to own a move-in-ready home in one of Calgary’s most family-friendly and scenic neighborhoods.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268023    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,795       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 90 Tuscany Springs Hill Nw |
| Subdivision | Tuscany                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3L3E3                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings |

|                 |             |
|-----------------|-------------|
| Heating         | Forced Air  |
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| Has Basement    | Yes         |
| Basement        | Full        |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other                      |
| Lot Description   | Back Yard                  |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Shingle Siding |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |
| HOA Fees       | 293                |
| HOA Fees Freq. | MON                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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