

# \$649,900 - 210 Tuscany Valley Drive Nw, Calgary

MLS® #A2206771

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,135 sqft  
Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Beautifully Updated Family Home Across from  
Park & Green Space!

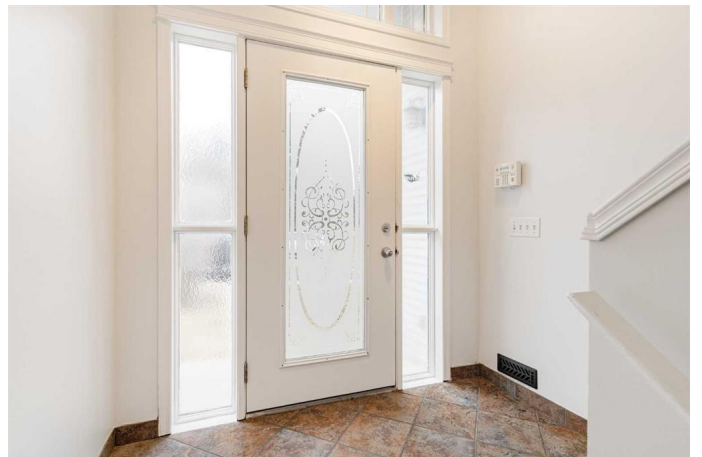
Welcome to this move-in ready gem in one of  
Calgary's best neighbourhoods! Freshly  
painted with new flooring and a brand-new  
deck, this home is perfect for families looking  
for comfort, convenience, and modern  
updates.

Step inside to an open-concept main floor  
filled with natural light. The spacious living  
area flows seamlessly into the well-appointed  
kitchen and dining space. The main level  
features two bedrooms, including a primary  
suite with its own ensuite bathroom.

The fully developed lower level is bright and  
welcoming, offering two more large bedrooms,  
a full bathroom, and oversized windows that  
bring in plenty of sunlight. Cozy up by the  
fireplace or entertain at the wet bar—perfect  
for family gatherings!

Outside, enjoy your new deck and private  
yard, while the oversized garage with 220-amp  
wiring is ideal for hobbyists or extra storage.  
Located right across from a beautiful park and  
green space, you're also just minutes from  
shopping, schools, and all amenities.

Don't miss this opportunity—schedule  
your viewing today!



Built in 1996

### Essential Information

MLS® #	A2206771
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,135
Acres	0.09
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	210 Tuscany Valley Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2B6

### Amenities

Amenities	None
Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas

Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance  
Landscape, Other, See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025  
Days on Market 5  
Zoning R-C1N  
HOA Fees 288  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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