

# \$749,900 - 48 Tuscany Village Court Nw, Calgary

MLS® #A2227234

**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,367 sqft  
Residential on 0.13 Acres

Tuscany, Calgary, Alberta

Open house Saturday June 14th 1-3 pm.  
Immaculate 2 bedroom villa in the desirable Tuscan Village Court area of NW Calgary. Easy walking distance to shopping, Sobeys grocery, recreation centre, tennis courts, and walking pathways. A new Furnace was installed in 2023 and comes with central air conditioning. Included in the sale is a \$21,000 custom stair lift to access the basement level should you require it now or in the future. There is also a ramp in the garage for easy access to the main floor. This adult oriented community is quiet and very stable. This villa comes with 2 decks, one for BBQing off the kitchen and one to enjoy the private back green space. On the main level you will find a large primary bedroom that easily fits a king bed with room to spare. Off the primary bedroom is a wonderful sitting room that can have many uses. The kitchen has ample cupboards, a walk in pantry, a generous island, and a larger dining area. The microwave was replaced in 2022 and the Bosch Dishwasher runs like new. An open plan kitchen/dining and living room creates a wonderful space to entertain or simply relax. Downstairs you'll find a larger second bedroom that is complete with it's own ensuite bathroom. Also downstairs is a Regency gas fireplace which creates a warm ambiance for the family / games room. Plenty of storage exists in the mechanical room which is something so many homes lack. Pride of Ownership shows. Note: Virtually staged



pictures help showcase the main rooms of the home. Check out the virtual tour or simply book your showing today to view this wonderful home in person. The private HOA fee for Tuscany Village Court is only \$120/Mo (\$1,440 per year) and that takes care of snow removal and lawn care. There is a \$293/year Tuscany Residents Association fee (HOA fee) for all residents of Tuscany which gives you access to the amazing amenities of the Tuscany Club (Summer 2025 program is available upon request).

Built in 2000

**Essential Information**

MLS® #	A2227234
Price	\$749,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	48 Tuscany Village Court Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2H5

**Amenities**

Amenities	Clubhouse, Fitness Center, Park, Parking, Playground, Recreation
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	Facilities, Outdoor Pool, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Complete Realty
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