

\$659,900 - 44 Tuscany Way Nw, Calgary

MLS® #A2233774

\$659,900

4 Bedroom, 4.00 Bathroom, 1,464 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

FULLY FINISHED 4-BEDROOM HOME |
CENTRAL A/C | BRAND NEW FLOORING &
PAINT | PRIVATE LANDSCAPED
BACKYARD | DOUBLE ATTACHED GARAGE

- Welcome to 44 Tuscany Way NW. A thoughtfully updated family home offering over 2,100 sq.ft. of finished living space in one of Calgary's most beloved communities. Situated on a quiet, tree-lined street with excellent curb appeal, this home blends comfort, function, and a classic layout ideal for daily life and entertaining. Inside, you'll find a freshly painted interior with brand new flooring throughout. The main level features both a cozy family room with a gas fireplace and a separate front flex space, perfect for a home office, kids' playroom, or formal sitting area. The open kitchen is anchored by a central island and includes white cabinetry, stainless appliances, and a spacious dining area with direct access to the private, fully fenced backyard. Upstairs, the primary bedroom includes a large walk-in closet and a 4-piece ensuite with a jetted soaker tub, glass shower, and natural light. Two additional bedrooms and another full bath complete the upper level, ideal for a growing family. The fully finished basement offers a sizeable rec space, a fourth bedroom, a full 3-piece bath, and plenty of storage, making it perfect for guests, teens, or a media setup. Outside, enjoy mature landscaping, raised garden beds, a fire pit area, highly durable and stylish vinyl fencing, and a generous deck - perfect



for relaxing or hosting friends. Additional highlights include central A/C, main floor laundry, a double attached garage, and easy access to walking paths, schools, Tuscan Club amenities, and the LRT. Located in a highly walkable, family-oriented NW neighbourhood with quick access to Stoney Trail, Crowchild Trail, and the Rockiesâ€”this is the kind of place youâ€™™I want to call home for years to come. CONTACT YOUR FAVOURITE REALTOR TODAY TO BOOK YOUR PRIVATE SHOWING!

Built in 1998

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233774 |
| Price | \$659,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,464 |
| Acres | 0.09 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 44 Tuscan Way Nw |
| Subdivision | Tuscan |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3L 2E4 |

Amenities

| | |
|-----------|------|
| Amenities | None |
|-----------|------|

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |
| HOA Fees | 307 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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