

# \$630,000 - 81 Tuscany Springs Heights Nw, Calgary

MLS® #A2243123

**\$630,000**

4 Bedroom, 4.00 Bathroom, 1,461 sqft  
Residential on 0.06 Acres

Tuscany, Calgary, Alberta

This warm and welcoming 4-bedroom, 3.5-bathroom home sits on a sunny corner lot in the heart of Tuscany, just a short walk to the LRT station, schools, and the pathways the neighbourhood is known for. Step inside and you'll find a bright, open-concept layout with a spacious living and dining area that flows into a kitchen with maple cabinetry, hardwood floors, and a central island—perfect for casual meals, coffee chats, or keeping an eye on homework while dinner's on. There's also a flex room on the main floor, ideal for a home office, playroom, or guest space—whatever suits your lifestyle. Upstairs, the layout is smart and family-friendly, with three bedrooms including a large primary suite with a walk-in closet and ensuite. Downstairs, the fully finished basement offers even more room to stretch out: a big rec space, a fourth bedroom, full bath, great storage and laundry closet. Outside, the house really shines. There's an extensive wood deck, a cozy front porch for morning sun, and a pergola-covered backyard retreat that feels private and peaceful with no direct neighbours to the south or west. The oversized, double garage is a dream for anyone who likes to tinker or needs extra space—complete with a built-in counter and easy back lane access off the paved alley. Plus, since you're on the corner, you get the extra space without the extra shovelling. Tuscany is one of North West Calgary's most loved communities—for good reason.



With miles of walking paths, playgrounds, great schools, and the Tuscany Club offering year-round programs and events, it's easy to see why families stay here for years. This home is move-in ready, full of thoughtful touches, and waiting for its next chapter. Come take a lookâ€”you might just want to stay awhile.

Built in 2003

### **Essential Information**

MLS® #	A2243123
Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Tuscany Springs Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2X8

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Lawn, Private

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed July 28th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

HOA Fees 325

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Property Solutions Real Estate Group Inc.

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