

# \$579,900 - 301 Tuscany Drive Nw, Calgary

MLS® #A2256162

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

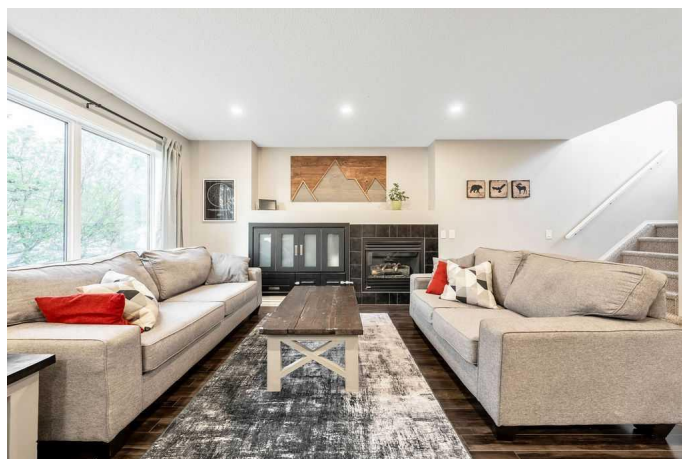
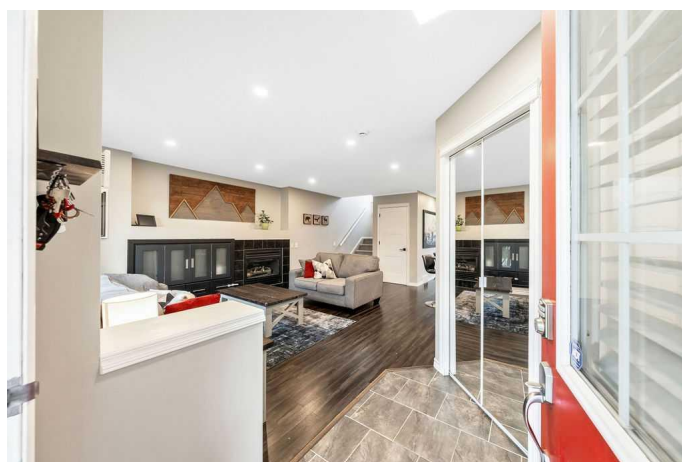
WELCOME TO YOUR TURN-KEY FAMILY HOME IN THE HEART OF TUSCANY! This modernized & beautifully updated residence sits on a picture-perfect street directly across from Eric Harvie School, a dream location for families. Step inside to find a bright, open-concept layout with an ideal flow across all three levels, thoughtfully designed for everyday living and entertaining alike.

This home has been lovingly maintained with major upgrades, including all new windows (Oct 2024), a high-efficiency furnace (Feb 2024), attic insulation (June 2023), roof (Oct 2020), central A/C (2023), hot water tank (2017), and recessed lighting (2023/24). Every key system has been refreshed for peace of mind and energy efficiency.

The oversized, heated garage is a true standout, featuring an 8'™ overhead door, Rockwool insulation, built-in cabinetry, and smart organization solutions™ making it perfect for hobbyists, storage, or a workshop all year round.

Outdoors, enjoy your own private, south-east facing backyard oasis, beautifully landscaped with planter boxes, lush greenery, and space for family gatherings or quiet relaxation.

Beyond the home itself, immerse yourself in the social fabric of Tuscany, with access to one of Calgary's™ most sought after



communities. Residents enjoy the Tuscany Club with its skating rink, splash park, tennis and pickleball courts, and year-round programs. The community offers more than 170 acres of ravines, parks, and pathways along with breathtaking Rocky Mountain views. Everyday conveniences are close by with shopping at Tuscany Market, additional options at nearby Crowfoot Crossing, and quick access to the Tuscany C-Train Station for an easy downtown commute.

This move-in ready property offers the perfect combination of location, lifestyle, and long-term value. Donâ€™t miss your chance to call this home!

Built in 1999

**Essential Information**

MLS® #	A2256162
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	301 Tuscany Drive Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3L2H9

## Amenities

Amenities Recreation Facilities  
Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

## Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer  
Heating High Efficiency, Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Garden  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed September 11th, 2025  
Zoning R-CG  
HOA Fees 307  
HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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