

\$649,900 - 169 Tuscany Vista Crescent Nw, Calgary

MLS® #A2256480

\$649,900

4 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

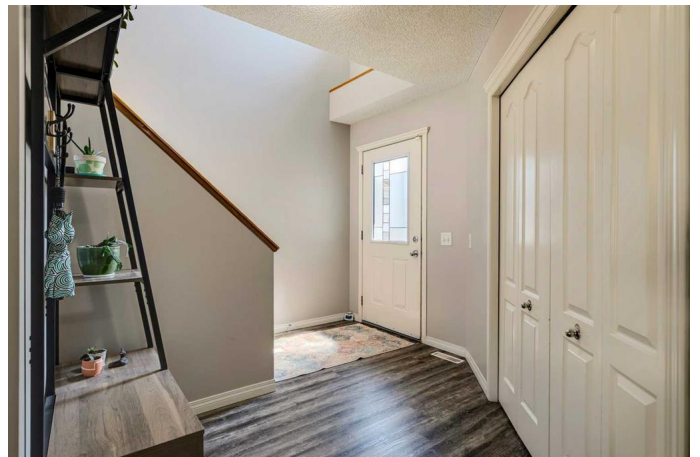
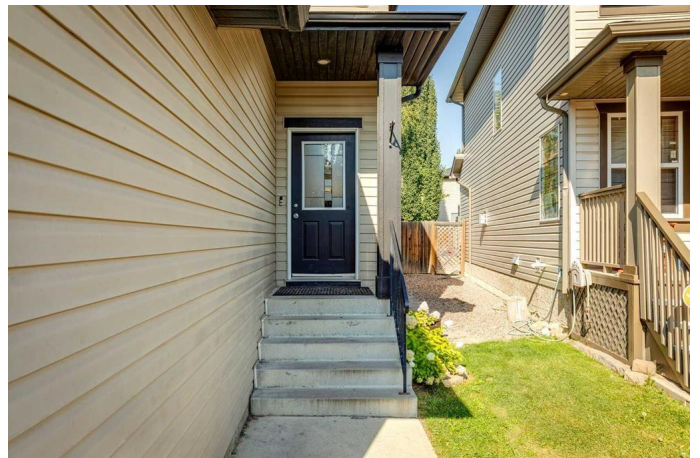
****Open House Saturday Sep 13 from 2-4pm****

Welcome to this bright and spacious family home located in the sought-after community of Tuscany. The main floor features an open-concept layout with stylish vinyl plank flooring throughout, creating a warm and inviting space for everyday living and entertaining. The kitchen is equipped with updated appliances and flows seamlessly into the dining and living areas. A convenient half bath with laundry completes this level.

Upstairs, youâ€™ll find the generous primary suite with a walk-in closet and private ensuite. Two additional bedrooms are complemented by a beautifully updated main bathroom, showcasing new tile, a relaxing soaker tub, and a rustic-style vanity. The lower level offers a large recreation room, a versatile flex room currently used as a bedroom, and an additional storage space that could easily be converted into a walk-in closet. Step outside to enjoy a private, treed backyard with a two-tiered deckâ€”perfect for summer dining and loungingâ€”as well as a large storage shed. This home boasts an ideal location, just steps from a park with a fantastic playground. Families will love the proximity to schools, with Tuscany School only 700m away and St. Basil School just 350m awayâ€”both within easy walking distance. Book your showing today!

Built in 2004

Essential Information



MLS® #	A2256480
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	169 Tuscany Vista Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3A3

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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