

# \$479,900 - 74 Tuscany Summit Square Nw, Calgary

MLS® #A2229543

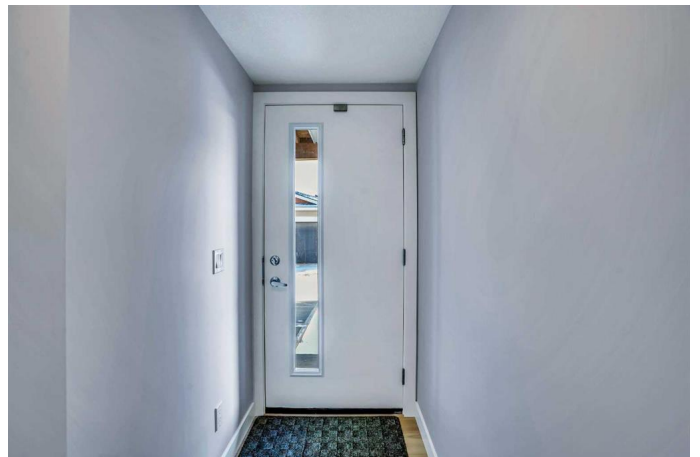
**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.02 Acres

Tuscany, Calgary, Alberta

Welcome to Your Upgraded Three-Story Townhouse in the Heart of Tuscany. Nestled in the exclusive and highly sought-after community of Tuscany, this fully upgraded three-story townhouse offers the perfect blend of modern comfort, privacy, and convenience. Backing onto a serene natural area, with no rear neighbors, this home provides a peaceful retreat while remaining close to everything you need. Step inside the main level, where youâ€™ll be greeted by a beautifully upgraded kitchen featuring an added island, abundant two-tone soft-close cabinetry, elegant quartz countertops, and stainless steel appliancesâ€”a true delight for any home chef. The open-concept layout is enhanced by luxury vinyl plank flooring, offering both sophistication and durability. From the spacious living area, step out onto a private balcony, perfect for your morning coffee or enjoying evening sunsets. Upstairs, the primary bedroom offers a peaceful escape with double closets and a private ensuite that includes a luxurious soaker tub. A second generously sized bedroom, a full main bathroom, and convenient upper-floor laundry complete this level. For added future flexibility, electrical and mechanical tie-ins for ceiling fans have been pre-installed in both bedrooms and the living roomâ€”an upgrade rarely found in similar homes. This home also features the highest level of upgrades in the entire development, making it truly one of a kind. Also both bedrooms and the living room have



rough ins for ceiling Fan. With easy access to Crowchild Trail, Stoney Trail, parks, schools, shopping, and more, youâ€™ll love the lifestyle this location offers. Donâ€™t miss your chance to call this stunning townhouse your new home sweet home.

Built in 2024

**Essential Information**

MLS® #	A2229543
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,257
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	74 Tuscany Summit Square Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G1

**Amenities**

Amenities	Parking, Playground, Trash, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Tandem
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas
Cooling	Other
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	34
Zoning	M-C1 d57

## Listing Details

Listing Office	Real Estate Professionals Inc.
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