

# \$500,000 - 230 Tuscany Valley Drive Nw, Calgary

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MLS® #A2269464

## \$500,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft  
Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome home to this lovely two-storey in the highly desirable community of Tuscany, with exclusive access to the Tuscany Clubhouse and located on the west side of Calgary for quick, easy mountain access.

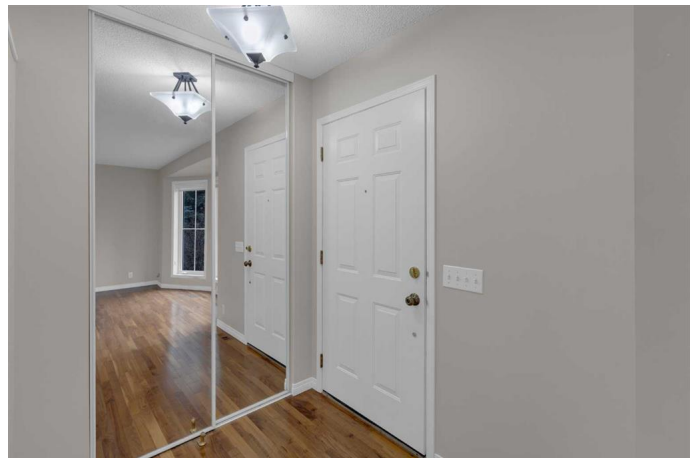
The main floor offers a bright, open layout with a spacious kitchen and large windows that flood the home with natural light, plus a convenient 2-piece powder room.

Upstairs features a generous Primary bedroom with a large walk-in closet, a 4-piece bathroom, and two additional bedrooms – one with views of downtown Calgary, making it the perfect home office or flex space.

Step into your beautiful south facing backyard, perfect for your morning coffee. Enjoy a large deck, stunning stamped concrete patio, and mature trees that create privacy and atmosphere. In spring and summer, pick fresh fruit straight from your well established raspberry bushes.

An oversized double detached garage with a circuit breaker panel provides plenty of parking and is perfect for a workshop or hobby space.

This home has been well-loved and lived in, and is ready for your TLC and updates to make it truly shine. The basement is unfinished and waiting for your design vision to come to life.



Book your showing today.

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269464    |
| Price          | \$500,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,188       |
| Acres          | 0.08        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 230 Tuscany Valley Drive Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L2A6                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Storage                                                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |

|              |      |
|--------------|------|
| Cooling      | None |
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |
| HOA Fees       | 307                |
| HOA Fees Freq. | MON                |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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