

# \$552,000 - 85 Tuscany Springs Heights Nw, Calgary

MLS® #A2221313

**\$552,000**

3 Bedroom, 4.00 Bathroom, 1,372 sqft  
Residential on 0.06 Acres

Tuscany, Calgary, Alberta

\$20k PRICE DROP - Welcome to your new home in the heart of Tuscany, one of Calgary's most desirable and family-friendly communities. This beautiful property combines comfort, functionality, and convenience in one perfect package—ideal for growing families, first-time buyers, or savvy investors. Step inside to discover an inviting open-concept floor plan designed to maximize space and natural light. The main floor offers a seamless flow between the living room, dining area, and kitchen, making it perfect for both everyday living and entertaining guests. The kitchen is well-appointed with plenty of cabinetry, counter space, and a central island that's perfect for meal prep or gathering around with family and friends. This home features 3 generous bedrooms, including a spacious primary suite with its own private ensuite bathroom. In total, you'll find 2 full bathrooms and 2 half bathrooms, offering comfort and convenience for every member of the household. The fully finished basement adds even more functional space—perfect for a media room, home office, kids' playroom, or guest suite. Step outside to a large backyard deck, ideal for summer BBQs, outdoor dining, or simply relaxing in your own private oasis. The property also includes a double detached garage, giving you plenty of room for parking and storage.

One of the standout features of this home is its unbeatable location. You're just steps away from the Tuscany LRT Station, making



commuting a breeze whether you're heading downtown or exploring the rest of the city. Families will love being close to top-rated schools, parks, walking paths, and local amenities. Shopping, dining, and daily essentials are all within easy reach. Tuscany is known for its beautiful mountain views, welcoming community vibe, and abundance of green space. All of this at an affordable price point makes this home an incredible opportunity you won't want to miss. Whether you're looking to move in or invest, this property checks all the boxes.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221313    |
| Price          | \$552,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,372       |
| Acres          | 0.06        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 85 Tuscany Springs Heights Nw |
| Subdivision | Tuscany                       |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3L 2X8                       |

**Amenities**

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s) |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 8              |
| Zoning         | DC             |
| HOA Fees       | 320            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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