



GRASSROOTS
REALTY GROUP

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39 Tuscany Springs Place NW
Calgary, Alberta

MLS # A2266086



\$585,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

INCLUDES A NEW ROOF! Large ticket item already handled. Rare Opportunity! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany — just 500m from the LRT & walking distance to bus transit. The inviting front porch enjoys morning sun, welcoming you into a bright, open-concept main floor where the living room is separated from the kitchen by a beautiful 3-sided fireplace. The maple kitchen offers a tiered island, corner pantry, and plenty of cabinet and counter space. French doors lead to a large yard and back deck and sunny backyard with a double detached garage. Upstairs, you’ll find two generous primary bedrooms, each with its own ensuites and walk-in closets. Additional space for a convenient office/computer nook. The basement is unspoiled and features laundry and is ready for your future development ideas. Recent upgrades include a new hot water tank (2025), newer kitchen appliances, and a well-maintained furnace. Ideally located close to schools, shopping, and Stony Trail for easy commuting. Book your viewing today — at this price, this one won’t last!