



**96 Tuscany Summit Square NW
Calgary, Alberta**

MLS # A2279903



\$455,900

Division:	Tuscany		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,243 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Low Maintenance Landscape, No Neighbours Behind, Other		

Heating:	Boiler, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Concrete, Veneer, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: All furnitures are also up for sale if the buyer interested

Price adjusted for a quick sale. The most recent comparable with the same floor plan—offering at least \$15,000 fewer upgrades—sold for \$475,000. Welcome to this nearly brand-new, highly upgraded three-storey townhouse in the sought-after community of Tuscany, backing onto a natural area with no rear neighbours. This is the most upgraded unit in the project and features a stunning main level with abundant two-tone cabinetry, quartz countertops, stainless steel appliances, and a chef-preferred gas range, complemented by luxury vinyl plank flooring throughout. A full-wall window fills the dining area with natural light and opens onto a spacious balcony, perfect for morning coffee or evening sunsets. The upper level offers two well-proportioned bedrooms, a large main bathroom, and convenient upper-floor laundry. The primary bedroom includes double closets and an upgraded ensuite with a fully tiled walk-in shower. Electrical and mechanical rough-ins have been added for future ceiling fans in both bedrooms and the living room. The garage includes a window and ample space, making it ideal for conversion to a home office or gym. Enjoy full access to Tuscany’s amenities, including the community centre, splash park, walking paths, and ravines, with quick access to the C-Train, Stoney Trail, Crowchild Trail, Highway 1A, and easy routes to the mountains, Cochrane, inner city, shopping, restaurants, and services.