

# \$599,900 - 145 Tuscany Valley Green Nw, Calgary

MLS® #A2241785

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,141 sqft

Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Nestled on a quiet, family-friendly street in the highly sought-after community of Tuscany, this beautifully recently updated 2-storey Victorian-style home offers over 1,500 sq. ft. of developed living space, including a fully finished basement. Lovingly maintained and thoughtfully renovated, this property is move-in ready and ideal for families seeking both comfort and convenience. Step inside to discover recent upgrades over \$20,000, including: Brand new carpet throughout; fresh modern paint in every room, sleek white quartz countertops in the kitchen, brand new fridge and microwave hood fan, furnace professionally cleaned and serviced (July 2025). The open-concept main floor is perfect for everyday living and entertaining, with a functional kitchen featuring maple cabinetry, corner pantry for added storage, an island, and cozy dining nook. A convenient half-bath completes the main level. Upstairs, you'll find three generously sized bedrooms, including a master with a walk in closet, and a bright main bath. The fully finished basement extends your living space with a large family room and an additional bedroom—ideal for guests, a home office, or a growing family. Enjoy the sun-soaked south-facing backyard, complete with a spacious deck perfect for BBQs, gatherings, or simply relaxing. An oversized double detached garage provides ample parking and storage. This home is ideally located just a 5-minute walk to the Tuscany LRT station, with quick



access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail. Enjoy all the incredible amenities the Tuscany community has to offer, including: The Tuscany Club with a splash park, tennis courts, skatepark, rinks, and a full gymnasium, scenic parks, playgrounds, and walking pathsâ€”right across the street, fantastic schools, green spaces, and a vibrant central market with shops, services, and dining options. Surrounded by friendly, long-term neighbors, this street has a true sense of community that will make you feel right at home. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable neighborhoods. Schedule your private showing todayâ€”homes like this donâ€™t last long! Open House Sat and Sun (9th and 10th ) 12 - 2 pm

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241785    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,141       |
| Acres          | 0.07        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 145 Tuscany Valley Green Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3L 2L4 |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 2                                                                                                |
| Parking        | Double Garage Detached                                                                           |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, See Remarks                                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |
| HOA Fees       | 307              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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