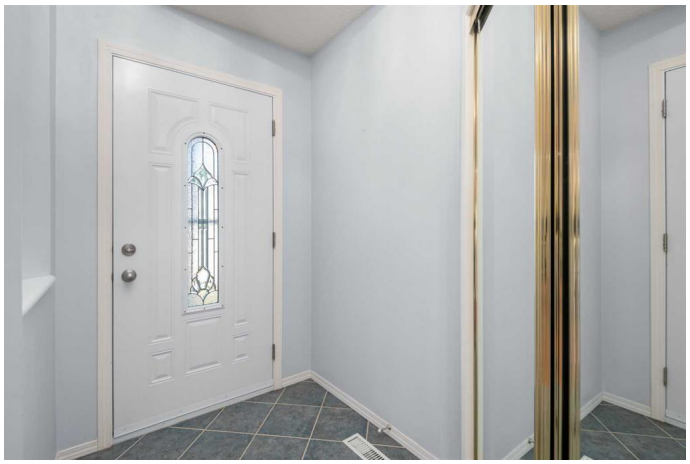
$734,900 - 106 Tuscarora Crescent Nw, Calgary

MLS® #A2244400

$734,900
3 Bedroom, 3.00 Bathroom, 1,363 sqft
Residential on 0.12 Acres

Tuscany, Calgary, Alberta



** OPEN HOUSE SUNDAY AUG 10 - FROM 2 - 4PM** RARE WALKOUT BUNGALOW WITH SOUTH BACKYARD IN TUSCANY! Welcome to 106 Tuscarora Crescent NW â€“ a beautifully maintained 1363 sq. ft. walkout bungalow with a sunny south-facing backyard. A perfect option for downsizers or those seeking single-level living with added space. The main floor features vaulted ceilings, hardwood floors, and a 2-way gas fireplace separating the dining and living areas. The kitchen offers granite counters, gas stove, stainless steel appliances, and an island for added prep space. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate tub and shower. A versatile second bedroom/den and main-floor laundry in the half bath add extra functionality. The finished walkout basement offers a spacious family room with gas fireplace, garden door to covered patio, an additional bedroom, full bath, and large storage/mechanical room with potential for further development. Additional features include: Newer high-efficiency furnace & hot water tank, Landscaped & fenced yard with garden shed, South-facing deck & covered patio, Large driveway with space for multiple vehicles. Close to Tuscanyâ€™s pathways, schools, LRT, and shopping. Donâ€™t miss this oneâ€”book your showing today or view the 3D virtual tour!

Built in 1998

Essential Information

MLS® #	A2244400
Price	$734,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	106 Tuscarora Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Concrete Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Double Sided, Glass Doors
Has Basement	Yes

Basement	Finished, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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