

# \$799,900 - 58 Tuscany Ridge View Nw, Calgary

MLS® #A2245738

## \$799,900

5 Bedroom, 4.00 Bathroom, 1,943 sqft  
Residential on 0.10 Acres

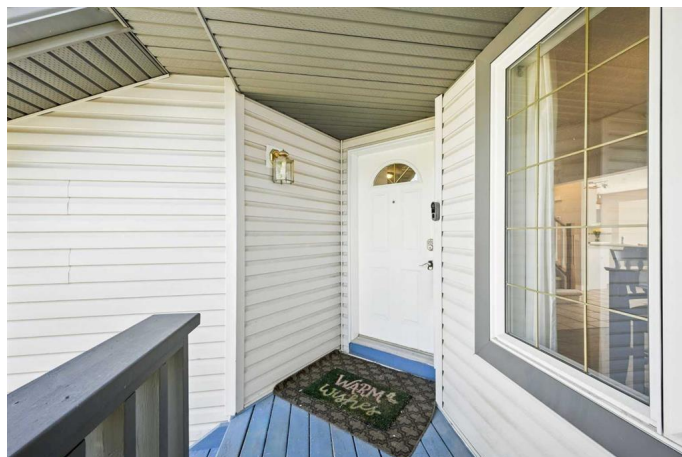
Tuscany, Calgary, Alberta

This fully developed, walk-out home with AC, legal secondary suite, 2 storey home in Tuscany is waiting for a new family! Beautiful white kitchen with quartz counter tops & large south facing windows, this spacious open concept layout offers plenty of options for family living & entertaining. Large bedrooms, two full baths & a fabulous bonus room complete the upper floor. Vaulted ceilings & brick faced fireplace make this a cozy place to enjoy movie night. The legal secondary suite walk out basement with two bedrooms, bathroom, also comes with another laundry set. Close to shopping, schools & public transportation without the traffic noise to content with, this is a perfect home for all demographics!

Built in 1999

## Essential Information

MLS® #	A2245738
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.10
Year Built	1999
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	58 Tuscany Ridge View Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2J5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 4th, 2025
-------------	------------------

Days on Market	2
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.