

# \$599,900 - 227 Tuscany Drive Nw, Calgary

MLS® #A2202131

**\$599,900**

3 Bedroom, 2.00 Bathroom, 919 sqft  
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

UPDATED POSSESSION â€” 30 Days NEG  
Investor Alert! Perfect for Downsizers or  
Multi-Generational Living!

Welcome to this bright, fully developed bungalow in the highly desirable community of Tuscany. This well-maintained home offers 3 bedrooms, 2 full bathrooms, and a double detached garage. The open-concept main floor features a functional kitchen with a central island and corner pantry, a generous dining area, and a cozy living room with oversized front windows that let in plenty of natural light.

Upstairs, you'll find two bedrooms, including one with a walk-in closet, along with the convenience of main floor laundry. A door from the main floor also provides access to the basement and side entry door, creating great flexibility for future possibilities.

The fully finished basement includes a large recreation room with a wet bar, built-in cabinetry and full sized fridge, a third bedroom with a window, a den or office space (no window), a second 3-piece bathroom, a second laundry area, and plenty of storage.

Recent updates include shingles, hot water tank, and appliancesâ€”all approximately 5 years oldâ€”as well as brand-new basement carpet installed in March 2025.



Enjoy the sunny south-facing backyard with a deck and fully fenced yard—perfect for entertaining or relaxing. This home is ideally located close to parks, walking and biking paths, the Tuscany Club, schools, shopping, and transit. Enjoy easy access to Stoney Trail and Highway 1—perfect for day trips or weekend getaways to Banff, Canmore, Cochrane, and beyond. Whether you're into hiking, biking, skiing, or any outdoor adventure, it's all within reach

Included with the home: all appliances (main floor and basement), blinds, weedwhacker/lawnmower combo, small leaf blower, curtain rods, and shower rod.

Don't miss your chance to own this fantastic property in one of Calgary's most sought-after neighborhoods. Book your showing today!

Built in 1999

### **Essential Information**

MLS® #	A2202131
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	227 Tuscany Drive Nw
Subdivision	Tuscany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2C4

### **Amenities**

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Separate Entrance, Wet Bar
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	14
Zoning	R-CG
HOA Fees	298
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Masters
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