

# \$659,900 - 44 Tuscany Way Nw, Calgary

MLS® #A2233774

**\$659,900**

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

FULLY FINISHED 4-BEDROOM HOME |  
CENTRAL A/C | BRAND NEW FLOORING &  
PAINT | PRIVATE LANDSCAPED  
BACKYARD | DOUBLE ATTACHED GARAGE

- Welcome to 44 Tuscany Way NW. A thoughtfully updated family home offering over 2,100 sq.ft. of finished living space in one of Calgary's most beloved communities. Situated on a quiet, tree-lined street with excellent curb appeal, this home blends comfort, function, and a classic layout ideal for daily life and entertaining. Inside, you'll find a freshly painted interior with brand new flooring throughout. The main level features both a cozy family room with a gas fireplace and a separate front flex space, perfect for a home office, kids' playroom, or formal sitting area. The open kitchen is anchored by a central island and includes white cabinetry, stainless appliances, and a spacious dining area with direct access to the private, fully fenced backyard. Upstairs, the primary bedroom includes a large walk-in closet and a 4-piece ensuite with a jetted soaker tub, glass shower, and natural light. Two additional bedrooms and another full bath complete the upper level, ideal for a growing family. The fully finished basement offers a sizeable rec space, a fourth bedroom, a full 3-piece bath, and plenty of storage, making it perfect for guests, teens, or a media setup. Outside, enjoy mature landscaping, raised garden beds, a fire pit area, highly durable and stylish vinyl fencing, and a generous deck - perfect



for relaxing or hosting friends. Additional highlights include central A/C, main floor laundry, a double attached garage, and easy access to walking paths, schools, Tuscan Club amenities, and the LRT. Located in a highly walkable, family-oriented NW neighbourhood with quick access to Stoney Trail, Crowchild Trail, and the Rockiesâ€”this is the kind of place youâ€™™I want to call home for years to come. CONTACT YOUR FAVOURITE REALTOR TODAY TO BOOK YOUR PRIVATE SHOWING!

Built in 1998

### Essential Information

MLS® #	A2233774
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Tuscan Way Nw
Subdivision	Tuscan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2E4

### Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

### Listing Details

Listing Office	MaxWell Capital Realty
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