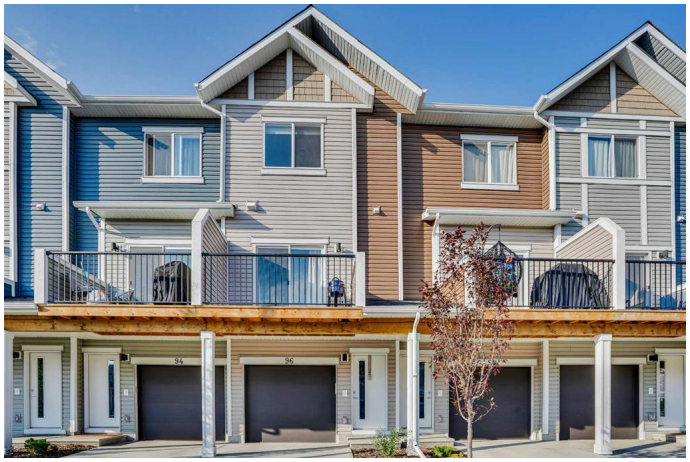
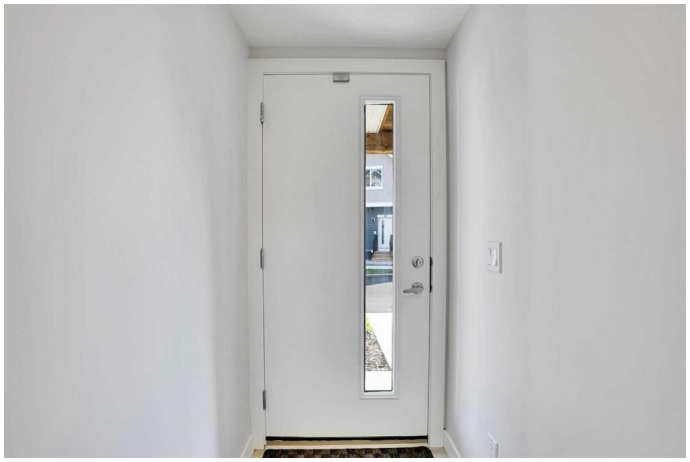
$484,900 - 96 Tuscany Summit Square Nw, Calgary

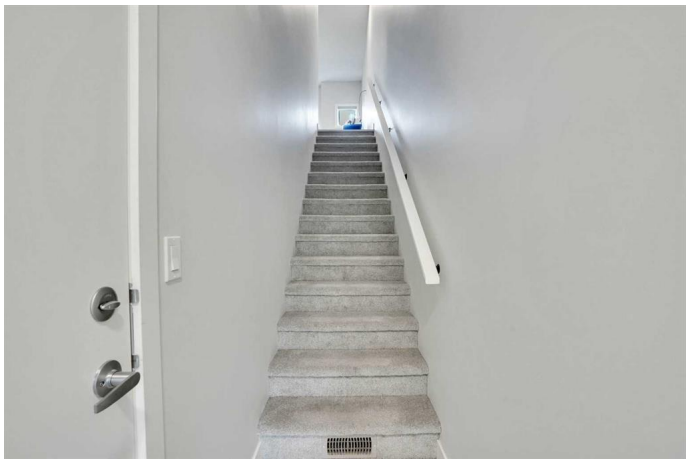
MLS® #A2256929

$484,900
2 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 0.02 Acres

Tuscany, Calgary, Alberta







Welcome to your almost brand-new three-story townhouse nestled in the exclusive community of Tuscany. Backing onto a natural area, and there is no neighbor on the back of your house. This property is the most upgraded unit in the project and offers the perfect blend of tranquility and convenience. The main level includes a magnificent kitchen with an abundance of cabinetry, ensuring there's a place for everything. Your inner chef will rejoice with modern two-tone close cabinetry, complemented by sleek quartz countertops and stainless steel appliances, and a Chef loved Gas Stove. Luxury vinyl flooring adds a touch of elegance to the entire main floor and provides comfort throughout. Step onto the good-sized balcony to enjoy morning coffee or evening sunsets from a full wall-sized window in the dining room. The upper level features a generously sized second room and convenient laundry space, along with a large main bathroom. Retreat to the master bedroom, complete with an en suite featuring fully upgraded standing shower with times and double closets. We have upgraded and added future electrical and mechanical tie-ins for the ceiling fan to both bedrooms and also the living room if the new owners wish to install them. Access to Tuscany amenities - community centre, splash park, walking paths, and ravines. Quick access to C-Train, Stoney Trail, and Crowchild Trail. Minutes to the mountains, Cochrane, inner city, south Calgary. Many major roadways, including

Stoney Tr, Highway 1A , and many more.
Minutes to shopping, restaurants, and services.

Built in 2024

Essential Information

MLS® #	A2256929
Price	$484,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	96 Tuscany Summit Square Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G1

Amenities

Amenities	Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Tandem
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water,

	Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Floor Furnace, Forced Air, Natural Gas
Cooling	Rough-In
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance
Lot Description	Level, Low Maintenance Landscape, No Neighbours Behind, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Days on Market	1
Zoning	M-C1 d57

Listing Details

Listing Office	Real Estate Professionals Inc.

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