

# \$581,000 - 135 Tuscany Springs Circle Nw, Calgary

MLS® #A2205974

**\$581,000**

3 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.08 Acres

Tuscany, Calgary, Alberta

Welcome home to this sunlit and stylish 2-storey in Tuscany NW, one of Calgary's most sought-after family communities. Ideally located on a quiet circle next to one of Tuscany's many parks, this home is close to both the elementary and middle schools, scenic pathways, and offers quick access to Stoney Trail—whether you're commuting across Calgary or heading out to the mountains. Also nearby are the Tuscany Club, C-Train station, off-leash parks, and local amenities—this is family-friendly living at its best!

Inside, you'll find 3 bedrooms, 2.5 baths, and well over 1,800 sqft of developed living space, including the basement. The main floor features hardwood floors, a cozy 3-sided gas fireplace, and a functional kitchen with a gas range, stainless steel appliances, island, pantry, and reverse osmosis water filter. Upstairs offers a spacious primary with walk-in closet and ensuite, plus two additional bedrooms and a full family bath. The finished basement includes a large rec room with a second fireplace and built-ins—perfect for movie nights, a playroom, or a home office. Enjoy the south-facing front exposure, fenced backyard, deck, and rear parking pad. Updates include shingles, paint, and carpet (2020); half bath (2022); fridge and hood fan (2020); and kitchen faucet (2025).

Built in 2001



## Essential Information

MLS® #	A2205974
Price	\$581,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	135 Tuscany Springs Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2N1

## Amenities

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	Alley Access, Parking Pad, Unpaved

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Great Room, Three-Sided
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Storage  
Lot Description        Back Lane, Back Yard, Front Yard, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 11th, 2025  
Days on Market        4  
Zoning                    R-CG  
HOA Fees                307  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Royal LePage Benchmark

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