

# \$454,900 - 137 Tuscany Summit Square Nw, Calgary

MLS® #A2199737

**\$454,900**

2 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Discover this stunning 2-story townhouse nestled in the exclusive community of Tuscany. Step into the main living area, where an upgraded modern kitchen features extra cabinetry, sleek quartz countertops, a spacious island, and stainless steel appliances. Luxury vinyl flooring enhances elegance and plush carpeting adds warmth throughout. Upstairs, you'll find a spacious second bedroom, a convenient laundry area with a front-load washer and dryer, and a large main bathroom. The primary suite is a true retreat, featuring a walk-in closet and a private ensuite with a walk-in shower. Enjoy summer evenings on your private front patio, complete with a gas BBQ line. Ideally located near Crowchild Trail, Stony Trail, Tuscany C- Train Station, and all essential amenities, this home offers the perfect blend of comfort, style, and accessibility.

Don't miss your chance to make this your new home sweet home!

Built in 2022

## Essential Information

MLS® #	A2199737
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,144
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	137 Tuscany Summit Square Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0G1

### **Amenities**

Amenities	Trash
Parking Spaces	2
Parking	Stall
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	M-C1 d57

### **Listing Details**

Listing Office	eXp Realty
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