

# \$719,900 - 106 Tuscarora Crescent Nw, Calgary

MLS® #A2244400

**\$719,900**

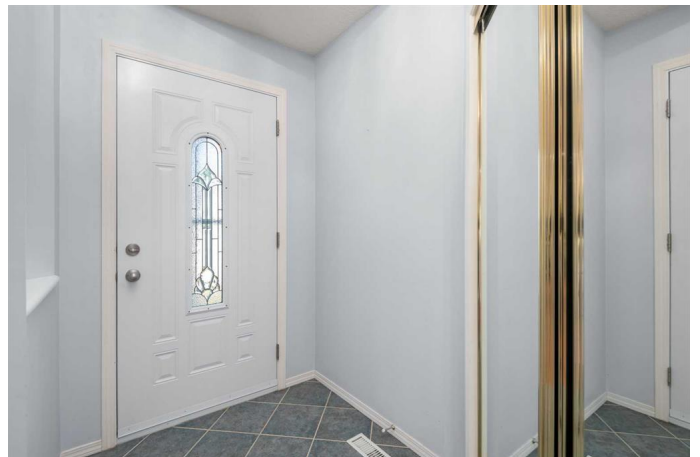
3 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

**NEW PRICE - SEPT 10..... RARE WALKOUT BUNGALOW WITH SOUTH BACKYARD IN TUSCANY!** Welcome to 106 Tuscarora Crescent NW – a beautifully maintained 1363 sq. ft. walkout bungalow with a sunny south-facing backyard. A perfect option for downsizers or those seeking single-level living with added space. The main floor features vaulted ceilings, hardwood floors, and a 2-way gas fireplace separating the dining and living areas. The kitchen offers granite counters, gas stove, stainless steel appliances, and an island for added prep space. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate tub and shower. A versatile second bedroom/den and main-floor laundry in the half bath add extra functionality. The finished walkout basement offers a spacious family room with gas fireplace, garden door to covered patio, an additional bedroom, full bath, and large storage/mechanical room with potential for further development. Additional features include: Newer high-efficiency furnace & hot water tank, Landscaped & fenced yard with garden shed, South-facing deck & covered patio, Large driveway with space for multiple vehicles. Close to Tuscany's pathways, schools, LRT, and shopping. Don't miss this one – book your showing today or view the 3D virtual tour!

Built in 1998



## Essential Information

MLS® #	A2244400
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	106 Tuscarora Crescent Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2G3

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Concrete Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Double Sided, Glass Doors
Has Basement	Yes

Basement	Finished, Full, Partially Finished, Walk-Out
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## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	43
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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