

# \$799,900 - 58 Tuscany Ridge View Nw, Calgary

MLS® #A2245738

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,943 sqft  
Residential on 0.10 Acres

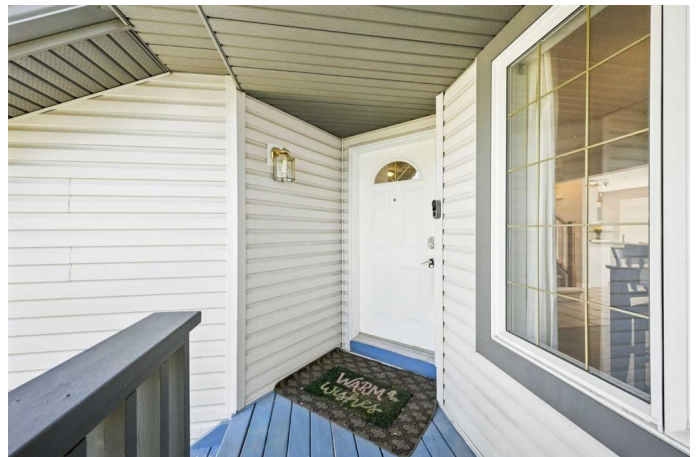
Tuscany, Calgary, Alberta

This fully developed, walk-out home with AC, legal secondary suite, 2 storey home in Tuscany is waiting for a new family! Beautiful white kitchen with quartz counter tops & large south facing windows, this spacious open concept layout offers plenty of options for family living & entertaining. Large bedrooms, two full baths & a fabulous bonus room complete the upper floor. Vaulted ceilings & brick faced fireplace make this a cozy place to enjoy movie night. The legal secondary suite walk out basement with two bedrooms, bathroom, also comes with another laundry set. Close to shopping, schools & public transportation without the traffic noise to content with, this is a perfect home for all demographics!

Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245738    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,943       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 58 Tuscany Ridge View Nw |
| Subdivision | Tuscany                  |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 2J5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                          |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Walk-Out                                                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 4th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 29   |
| Zoning         | R-CG |
| HOA Fees       | 307  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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