

\$649,000 - 35 Tuscarora Way Nw, Calgary

MLS® #A2256871

\$649,000

4 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully refreshed 2-storey home with a front-attached double garage, featuring 4 bedrooms + 1 den, perfectly tucked away on a quiet street in one of Calgary's most desirable communities—Tuscany. ///

Step inside to discover a bright, open layout with brand-new waterproof vinyl flooring, plush carpet, modern lighting, pot lights, a new hood fan, fresh designer paint, and a brand-new fridge. The kitchen flows seamlessly into the cozy dining and living areas, making it ideal for family gatherings or entertaining guests. Step outside to the oversized deck—a true highlight for summer BBQs, outdoor dining, and year-round relaxation. ///

Upstairs, you'll find 4 spacious bedrooms—one of which is large enough to be used as a bonus room, perfect for a home office, playroom, or media space. The primary suite features its own private ensuite, while another full bath and a half bath serve the rest of the home with ease. ///

Downstairs, the basement offers an additional den that can easily function as a guest room or home office. ///

Other recent upgrades include a new roof (2022), providing peace of mind for years to come. Ideally located just minutes from schools, parks, shopping, and transit—with quick access to both Crowchild Trail and Stoney Trail—this home offers unbeatable convenience and lifestyle. ///

Don't miss your chance to own a warm,



updated home in family-friendly
Tuscanyâ€”book your private showing today!

Built in 1998

Essential Information

MLS® #	A2256871
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Tuscarora Way Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2G9

Amenities

Amenities	Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Sauna, See Remarks, Separate Entrance, Master Downstairs
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Range

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Storage, Basketball Court, Tennis Court(s)
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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