

# \$489,900 - 74 Tuscany Summit Square Nw, Calgary

MLS® #A2229543

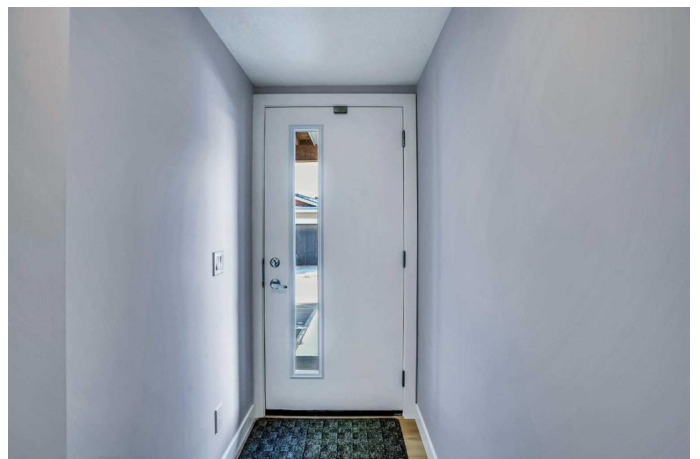
**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.02 Acres

Tuscany, Calgary, Alberta

Welcome to Your Upgraded Three-Story Townhouse in the Heart of Tuscany. Nestled in the exclusive and highly sought-after community of Tuscany, this fully upgraded three-story townhouse offers the perfect blend of modern comfort, privacy, and convenience. Backing onto a serene natural area, with no rear neighbors, this home provides a peaceful retreat while remaining close to everything you need. Step inside the main level, where youâ€™ll be greeted by a beautifully upgraded kitchen featuring an added island, abundant two-tone soft-close cabinetry, elegant quartz countertops, and stainless steel appliancesâ€”a true delight for any home chef. The open-concept layout is enhanced by luxury vinyl plank flooring, offering both sophistication and durability. From the spacious living area, step out onto a private balcony, perfect for your morning coffee or enjoying evening sunsets. Upstairs, the primary bedroom offers a peaceful escape with double closets and a private ensuite that includes a luxurious soaker tub. A second generously sized bedroom, a full main bathroom, and convenient upper-floor laundry complete this level. For added future flexibility, electrical and mechanical tie-ins for ceiling fans have been pre-installed in both bedrooms and the living roomâ€”an upgrade rarely found in similar homes. This home also features the highest level of upgrades in the entire development, making it truly one of a kind. Also both bedrooms and the living room have



rough ins for ceiling Fan. With easy access to Crowchild Trail, Stoney Trail, parks, schools, shopping, and more, youâ€™ll love the lifestyle this location offers. Donâ€™t miss your chance to call this stunning townhouse your new home sweet home.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229543      |
| Price          | \$489,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,257         |
| Acres          | 0.02          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 74 Tuscany Summit Square Nw |
| Subdivision | Tuscany                     |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3L 0G1                     |

**Amenities**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Playground, Trash, Visitor Parking                                                              |
| Parking Spaces | 3                                                                                                        |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Tandem |
| # of Garages   | 2                                                                                                        |

**Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                               |
| Cooling           | Other                                                                                                  |
| Basement          | None                                                                                                   |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                          |
| Lot Description   | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 1               |
| Zoning         | M-C1 d57        |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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