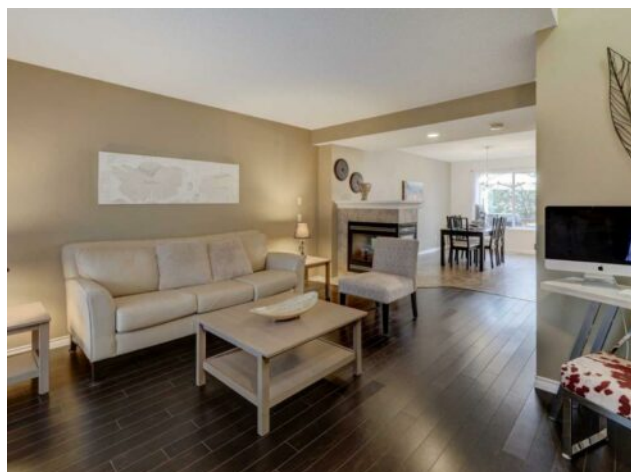


39 Tuscany Springs Place NW Calgary, Alberta

MLS # A2266086


\$585,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

INCLUDES A NEW ROOF! Large ticket item already handled. Rare Opportunity! Move in or invest in this 2-bedroom, 2.5-bath home in the established community of Tuscany — just 500m from the LRT & walking distance to bus transit. The inviting front porch enjoys morning sun, welcoming you into a bright, open-concept main floor where the living room is separated from the kitchen by a beautiful 3-sided fireplace. The maple kitchen offers a tiered island, corner pantry, and plenty of cabinet and counter space. French doors lead to a large yard and back deck and sunny backyard with a double detached garage. Upstairs, you’ll find two generous primary bedrooms, each with its own ensuite and walk-in closets. Additional space for a convenient office/computer nook. The basement is unspoiled and features laundry and is ready for your future development ideas. Recent upgrades include a new hot water tank (2025), newer kitchen appliances, and a well-maintained furnace. Ideally located close to schools, shopping, and Stony Trail for easy commuting. Book your viewing today — at this price, this one won’t last!