

\$735,000 - 170 Tuscarora Circle Nw, Calgary

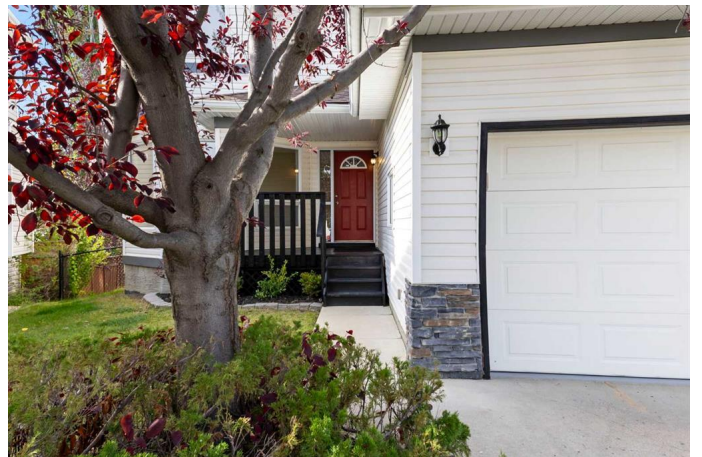
MLS® #A2200926

\$735,000

3 Bedroom, 3.00 Bathroom, 1,934 sqft
Residential on 0.14 Acres

Tuscany, Calgary, Alberta

Welcome to 170 Tuscarora Circle NW, a beautifully updated two-storey home located in the highly sought-after community of Tuscany. This inviting property features 3 spacious bedrooms and 2.5 bathrooms and has been thoughtfully upgraded with brand-new luxury vinyl plank flooring on the main level, fresh carpeting upstairs, and new light fixtures. The home also includes a newer high-efficiency furnace and hot water tank, ensuring energy efficiency and comfort. The open-concept main floor boasts a bright living area, perfect for entertaining or family gatherings, while the kitchen offers ample space for meal preparation and dining. Upstairs, you'll find the generously sized primary bedroom with a large closet and ensuite bathroom, two additional bedrooms and a full bathroom. The unfinished basement presents an excellent opportunity to customize and expand your living space to suit your needs. This home is within walking distance of two public schools and one Catholic School, making it an ideal spot for families. It's also a short drive to Tuscany Market, with easy access to grocery stores, cafes, and essential services. Additionally, it's conveniently close to the Tuscany LRT station, offering quick access to downtown Calgary and beyond. With recent updates and a prime location near schools, shopping, and transit, this home is a fantastic opportunity to enjoy all the perks of living in one of Calgary's most family-friendly neighborhoods. Don't miss out on this



gem!

Built in 1997

Essential Information

MLS® #	A2200926
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,934
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	170 Tuscarora Circle Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2B9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer

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

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	City Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Private, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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