$575,900 - 145 Tuscany Valley Green Nw, Calgary

MLS® #A2241785

$575,900
4 Bedroom, 2.00 Bathroom, 1,141 sqft
Residential on 0.07 Acres

Tuscany, Calgary, Alberta

Incredible Value. Nestled on a quiet, family-friendly street in the highly sought-after community of Tuscany, this beautifully recently updated 2-storey Victorian-style home offers over 1,500 sq. ft. of developed living space, including a fully finished basement. Lovingly maintained and thoughtfully renovated, this property is move-in ready and ideal for families seeking both comfort and convenience. Step inside to discover recent upgrades over $20,000, including: Brand new carpet throughout; fresh modern paint in every room, sleek white quartz countertops in the kitchen, brand new fridge and microwave hood fan, furnace professionally cleaned and serviced (July 2025). The open-concept main floor is perfect for everyday living and entertaining, with a functional kitchen featuring maple cabinetry, corner pantry for added storage, an island, and cozy dining nook. A convenient half-bath completes the main level. Upstairs, youâ€™ll find three generously sized bedrooms, including a master with a walk in closet, and a bright main bath. The fully finished basement extends your living space with a large family room and an additional bedroomâ€”ideal for guests, a home office, or a growing family.Enjoy the sun-soaked south-facing backyard, complete with a spacious deck perfect for BBQs, gatherings, or simply relaxing. An oversized double detached garage provides ample parking and storage. This home is ideally located just a 5-minute walk to the Tuscany LRT station, with quick

access to Stoney Trail, the Trans-Canada Highway, and Crowchild Trail. Enjoy all the incredible amenities the Tuscany community has to offer, including: The Tuscany Club with a splash park, tennis courts, skatepark, rinks, and a full gymnasium, scenic parks, playgrounds, and walking pathsâ€”right across the street, fantastic schools, green spaces, and a vibrant central market with shops, services, and dining options. Surrounded by friendly, long-term neighbors, this street has a true sense of community that will make you feel right at home. Donâ€™t miss your chance to live in one of Calgaryâ€™s most desirable neighborhoods. Schedule your private showing todayâ€”homes like this donâ€™t last long!

Built in 2000

Essential Information

MLS® #	A2241785
Price	$575,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,141
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	145 Tuscany Valley Green Nw
Subdivision	Tuscany
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3L 2L4

Amenities

Amenities	Clubhouse, Park, Playground, Recreation Room, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	21
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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