

# \$790,000 - 94 Tuscany Vista Road Nw, Calgary

MLS® #A2221573

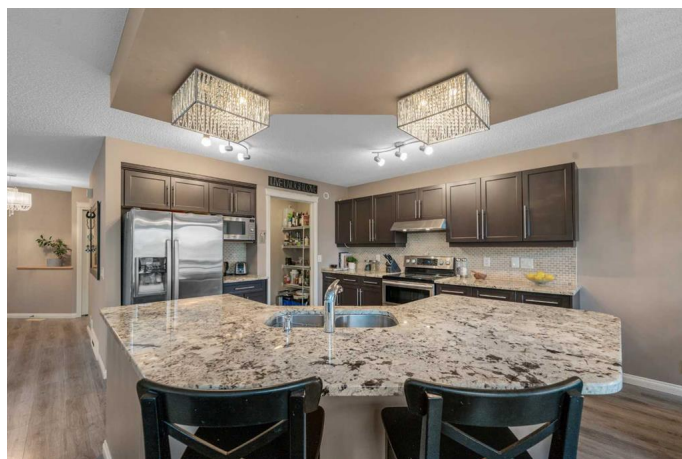
**\$790,000**

4 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

\*\*\*Open House: Saturday, July 12 2pm to 4pm\*\*\*Welcome to 94 Tuscany Vista Road, a spacious home in the family-friendly Tuscany community, located on a quiet street near a playground. Offered as-is, this home requires new shingles, a back deck, cosmetic repairs (including fresh paint and carpet), and additional updates and repairs, offering a great opportunity for buyers to build equity by taking on this project in a sought-after neighborhood. The open-concept kitchen features natural stone countertops, stainless steel appliances, and a dining area with patio door access for ample natural light. The adjacent living room has 17-foot ceilings and large windows. The main floor also includes a second living room, a two-piece bathroom, and a laundry/mud room leading to an insulated two-car garage. Upstairs, the west-facing primary bedroom offers vaulted ceilings, an ensuite with dual sinks, a soaker tub, a separate shower, and a walk-in closet. Two additional bedrooms, a four-piece bathroom with newer tile flooring, and a loft suitable as an office or family room complete the second level. The finished walk-out basement includes a bedroom, a four-piece ensuite with a tiled shower, and a walk-in closet. The backyard, with a white lilac tree and aspens, offers summer privacy. Residents enjoy proximity to top-rated schools: St. Basil (K-9), Tuscany School (K-5), and Twelve Mile Coulee School (6-9). The Tuscany Club provides a gymnasium, playground, tennis/pickleball courts, skating rink, and skate



park. With its list price reflecting the needed updates and repairs, this home is ideal for those ready to create their ideal home in Tuscany. Donâ€™t miss this chance to make it your own!

Built in 2004

**Essential Information**

MLS® #	A2221573
Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	94 Tuscany Vista Road Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L3B3

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

**Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Gentle Sloping, Lawn, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	66
Zoning	R-CG
HOA Fees	307
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.