

# \$474,900 - 74 Tuscany Summit Square Nw, Calgary

MLS® #A2229543

**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,257 sqft

Residential on 0.02 Acres

Tuscany, Calgary, Alberta

Welcome to this brand new , newer lived, and the most upgraded unit in Tuscany Summit, 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	\$474,900
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

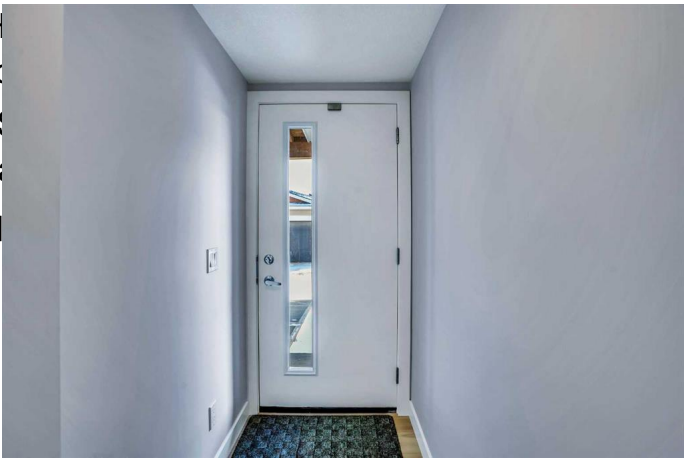
**Community Information**

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, Garage Door Opener, Driveway, Front Drive, Garage Faces Front, Insulated, Tandem
# of Garages	2

**Interior**



Interior Features	Kitchen Island, No Animal H
	Quartz Counters, Vinyl Windo
Appliances	Dishwasher, Dryer, Electric S
	Fan, Refrigerator, Washer, T
Heating	ENERGY STAR Qualified Eq
Cooling	Other
Basement	None

Exterior

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

Additional Information

Date Listed	June 15th, 2025
Days on Market	63
Zoning	M-C1 d57

Listing Details

Listing Office	Real Estate Professionals Inc.
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