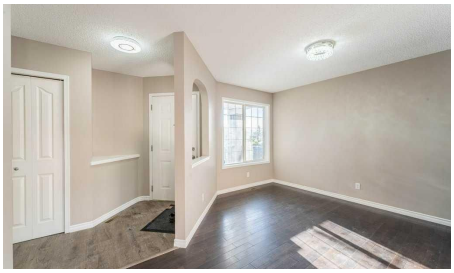
11546 Tuscany Boulevard NW

Calgary | Active | MLS® A2358563

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1999**	**1,735.66 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Open House Sunday 2:00 - 4:00. OVER 1,700 SQ. FT. ABOVE GRADE FOR JUST $599,900 IN TUSCANY - EXCEPTIONAL SPACE, & INCREDIBLE VALUE! Opportunities to own this much living space at this price don't come along every day! Welcome to this impressive 3-bedroom, 2-storey home with a double attached garage, offering a fantastic combination of generous living spaces, distinctive architectural features, and an outstanding location in Calgary's highly desirable Tuscany community. From the moment you enter, you'll be captivated by the spectacular two-storey vaulted great room, where soaring ceilings, expansive windows, and a striking tiled fireplace with custom mantel create a bright, welcoming space that truly makes a statement. The spacious kitchen features a centre island with raised eating bar, walk-in pantry, and a generous breakfast nook with patio doors leading directly to the expansive two-tiered deck. A separate formal dining room offers wonderful flexibility as an elegant entertaining space, home office, or additional family gathering area, while beautiful architectural arches add character throughout the main floor. Upstairs, the spacious primary bedroom provides a relaxing retreat with a private ensuite featuring a jetted soaker tub, oversized separate shower, and distinctive glass-block accents. Two additional generously sized bedrooms complete the upper level. With 2.5 bathrooms, a separate laundry room, and an unfinished basement ready for your future plans, this home offers the flexibility to accommodate your lifestyle today and the potential to create even more living space tomorrow. Step outside to discover a fully fenced southeast-facing backyard designed for outdoor enjoyment! Whether you're hosting summer barbecues on the expansive two-tiered deck, gathering around the sunken fire pit, or simply enjoying your private outdoor space, this backyard has plenty to offer. Raised stone flower beds and underground sprinklers add to the appeal. And let's not forget the MOUNTAIN VIEWS! Ideally situated within walking distance of schools, shopping, parks, and Tuscany's extensive pathway network, this location delivers the convenience and lifestyle that make this northwest Calgary community so desirable. OVER 1,700 SQ. FT., A DOUBLE ATTACHED GARAGE, AND AN INCREDIBLE TUSCANY LOCATION - ALL FOR $599,900! If you've been searching for more space without stretching your budget, this is an opportunity you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358563
Bedrooms	3
Bathrooms	3
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,735.66 sq. ft.
Main Level Finished Area:	924.34 sq. ft.
Upper Level Finished Area:	811.32 sq. ft.
Below Grade Finished Area:	912.74 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,928 sq. ft.
Lot Frontage:	34'3"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1999 (Age: 27)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9912329
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$298.00
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 10'10" × 10'9" ·
Main Floor	Family Room · 14'4" × 13'1" ·
Main Floor	Kitchen · 16'6" × 12'3" ·
Main Floor	Laundry · 10'5" × 5'11" ·

Main Floor	Living Room · 14'7" × 12'2" ·
2nd Floor	Bedroom - Primary · 15'9" × 13'3" ·
2nd Floor	Bedroom · 12'2" × 12'1" ·
2nd Floor	Bedroom · 14'8" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	None, Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Quartz Counters, See Remarks
Exterior Features:	Lighting, Other
Patio And Porch Features:	Deck, Other
Lot Features:	Other, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11546-tuscany-boulevard-nw-calgary-a2358563/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.