13 Tuscany Ridge Mews NW

Calgary | Active | MLS® A2351631

$629,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2005**	**1,381.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

PRICED BELOW CITY ASSESSMENT! 1875 sqft total finished area. Experience incredible value, unmatched privacy, and endless potential in this fantastic Tuscany home. Backing directly onto scenic open space with NO REAR NEIGHBORS AND UNOBSTRUCTED MOUNTAIN VIEWS, this property offers the perfect blend of natural beauty and everyday comfort. The bright, open-concept main floor welcomes you with fresh paint, airy 9-foot ceilings, gleaming ceramic tile, and a cozy living room warmed by a wood-burning fireplace. At the heart of the home is a beautiful maple kitchen featuring a raised eating bar that overlooks the dining area, plus a main-floor laundry area equipped with a brand-new washer and dryer combo. Retreat upstairs to find three generous bedrooms, including a spacious primary suite complete with a walk-in closet and a private 4-piece ensuite bathroom, alongside a second full bath. The fully finished basement expands your living space significantly, offering a massive entertainment area and an additional full bathroom. Step outside onto the large rear deck to watch the sunset dip behind the peaks, or enjoy the excellent recent upgrades including a new roof (2023), central AC, and energy-efficient window tinting. Located just steps from top-rated schools, scenic walking and biking paths, Tuscany Market, and the local community club-complete with a gym, skating rink, tennis courts, and a splash park-this property is a rare find. Bring your personal design touches and effortlessly transform this exceptional house into your dream home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351631
Bedrooms	3
Bathrooms	4
Year Built	2005
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:	1,381.99 sq. ft.
Main Level Finished Area:	712.04 sq. ft.
Upper Level Finished Area:	669.95 sq. ft.
Below Grade Finished Area:	495.04 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,035 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0410362
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, See Remarks
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Basement, Electric, Insert, Living Room, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$307.31
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 15'6" × 13' ·
Main Floor	Kitchen · 11'4" × 8'10" ·
Main Floor	Dining Room · 10'4" × 8'2" ·
Main Floor	Laundry · 5'9" × 5'5" ·
2nd Floor	Bedroom - Primary · 12'1" × 10'3" ·
2nd Floor	Bedroom · 10'5" × 8'7" ·
2nd Floor	Bedroom · 10'4" × 8'9" ·
Lower Level	Family Room · 17'3" × 13'9" ·

Lower Level	Other · 8'11" × 3' ·
Lower Level	Flex Space · 8'6" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C!N
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/13-tuscany-ridge-mews-nw-calgary-a2351631/

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