138 Tuscany Summit Square NW

Calgary | Active | MLS® A2354442

$445,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2022**	**1,258 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Beautiful Former Showhome in Desirable Tuscany NW

Welcome to this beautifully appointed 2-bedroom, 3-storey in the sought-after community of Tuscany! Thoughtfully designed with an open-concept floor plan, this home offers bright, spacious living that's perfect for both everyday comfort and entertaining.

The well-appointed kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. Upstairs, you'll find two generous bedrooms and two full bathrooms, providing comfort and convenience for family, guests, or a home office setup.

Step outside to your private upper deck, an ideal space to relax, barbecue, or enjoy your morning coffee. The double tandem garage offers plenty of room for two vehicles plus additional storage.

Located in a beautifully maintained, low-maintenance complex, this unit has been exceptionally well cared for and is move-in ready. Enjoy all that Tuscany has to offer, including parks, pathways, schools, shopping, and convenient access to major routes. Highlights: Former Showhome • 2 Bedrooms • 2 Full Bathrooms • 2-Storey Design • Bright Open-Concept Floor Plan • Beautifully Appointed Throughout • Spacious Kitchen & Living Area • Private Upper Deck for Outdoor Living • Double Tandem Garage • Well-Maintained, Low-Maintenance Complex • Move-In Ready • Desirable Tuscany NW Location • Close to Parks, Pathways, Schools, Shopping & Transit • Quick Access to Major Roadways. This exceptional home combines style, comfort, and convenience in one of Calgary's most popular northwest communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354442
Bedrooms	2
Bathrooms	2
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,258 sq. ft.
Main Level Finished Area:	567 sq. ft.
Upper Level Finished Area:	561 sq. ft.
Below Grade Finished Area:	129 sq. ft.
Condo Fee:	$269.00
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Trash
Lot Area:	1,240 sq. ft.
Lot Frontage:	14'
Front Exposure:	Southwest
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2022 (Age: 4)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1910934

Heating:	Boiler, Combination, Fan Coil, Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Tuscany
Amenities:	Other, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	Garage Door controls
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Yes
Main Floor	Living Room · 14'2" × 13'2" ·
Main Floor	Kitchen · 12'9" × 8'11" ·
Main Floor	Dining Room · 13'2" × 12' ·
2nd Floor	Bedroom - Primary · 10'10" × 10'8" ·
2nd Floor	Bedroom · 9'8" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Other, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water
Exterior Features:	Balcony, Other
Patio And Porch Features:	Deck
Lot Features:	Landscaped, No Neighbours Behind, Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/138-tuscany-summit-square-nw-calgary-a2354442/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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