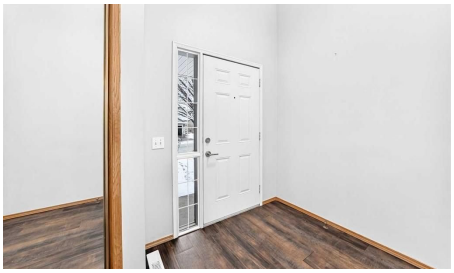
140 Tuscany Ridge View NW

Calgary | Active | MLS® A2343946

$597,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1999**	**1,864 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by GIL Property Management And Sales Ltd.

A closer look

Welcome to Tuscany! This spacious 3-bedroom, 2.5-bathroom home with a den offers a fantastic floor plan and plenty of opportunity to add your own personal touches and updates.

The main floor features a bright, open layout with large windows that fill the home with natural sunlight. You'll find a generous den, well-appointed kitchen, comfortable living room with a cozy gas fireplace, dining area, convenient half bathroom, and a laundry room tucked right into the mudroom for added functionality.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with its own ensuite bathroom, plus a second full bathroom.

The undeveloped basement offers a blank canvas ready for your ideas-create a home gym, recreation room, office, additional bedrooms, or whatever best suits your lifestyle.

With its functional layout, abundant natural light, and excellent potential for customization, this Tuscany home is ready to become your own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343946
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:	1,864 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'2"
Front Exposure:	South
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:	1
Plan:	9910199
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Recreation Facilities
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove, Garage Door Controls
Restrictions:	None Known
Main Floor	Kitchen · 11'10" × 9'8" ·
Main Floor	Pantry · 3'11" × 3'11" ·
Main Floor	Living Room · 16'6" × 15'4" ·
Main Floor	Dining Room · 12'1" × 10'5" ·
Main Floor	Den · 11'7" × 11' ·
Main Floor	Laundry · 8'4" × 6'10" ·
Main Floor	Entrance · 6'6" × 6' ·
Upper Level	Walk-In Closet · 6'4" × 5'3" ·
Upper Level	Bedroom - Primary · 15'10" × 12'10" ·
Upper Level	Bedroom · 11'9" × 11'2" ·

Upper Level	Bedroom · 11'4" × 11'3" ·
Lower Level	Other · 33'11" × 23'11" ·
Title to Land:	Fee Simple
Community Features:	Playground
Interior Features:	Ceiling Fan(s)
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-tuscany-ridge-view-nw-calgary-a2343946/

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

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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.