188 Tuscany Valley Drive NW

Calgary | Active | MLS® A2356160

$765,000









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**1996**	**1,900.58 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

INCREDIBLE VALUE IN TUSCANY! EXTENSIVELY UPGRADED • LEGAL 2-BEDROOM SUITE • OVER 3,000 SQ. FT. • 5,468 SQ. FT. LOT • RV PARKING

Offering over 3,000 sq. ft. of developed living space at approximately $255 per sq. ft., among the lowest in Tuscany, this spacious and substantially upgraded home presents an exceptional opportunity. Situated on a desirable 5,468 sq. ft. corner lot directly across from a park, it combines generous family living, a fully legal income suite and extensive improvements.

MAJOR IMPROVEMENTS ALREADY COMPLETE! Significant upgrades include complete Poly-B plumbing removal, newer roof, triple-pane windows, hot water tank, front door, fresh paint, newer appliances and new luxury vinyl plank flooring upstairs. A recent home inspection has been completed, with the seller addressing the items identified. The major improvements are already taken care of, leaving room to personalize the kitchen and bathrooms to your own taste.

The spacious main floor features hardwood flooring, generous living and dining areas, a well-appointed kitchen, family room with double-sided fireplace and a versatile office or den. Upstairs offers three generous bedrooms, a convenient nook and a west-facing balcony overlooking the park.

LEGAL SUITE & INCOME POTENTIAL! The self-contained 2-bedroom, 2-bathroom legal suite features a separate entrance and estimated rental potential of $1,850-$2,300 per month. Ideal for offsetting mortgage payments, accommodating extended family or adding investment income.

EXCEPTIONAL PARKING & FAMILY-FRIENDLY LOCATION! Enjoy an oversized double attached garage, dedicated RV/boat parking, space for six or more vehicles and abundant street parking. Four schools, including French Immersion, are within walking distance. The Tuscany Club, splash park, off-leash dog park, YMCA, shopping, medical amenities and CTrain are all nearby, with convenient access to major routes and the mountains.

SPACE, UPGRADES, INCOME AND EXCEPTIONAL VALUE! A fantastic opportunity to own a spacious Tuscany home with major improvements completed, additional income potential and the flexibility to make the finishing touches your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356160
Bedrooms	6
Bathrooms	5

Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,900.58 sq. ft.
Main Level Finished Area:	962.35 sq. ft.
Upper Level Finished Area:	769.17 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,468 sq. ft.
Lot Frontage:	17'7¾"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1996 (Age: 30)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)

Num Ensuite Baths:	1
Plan:	9611455
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Oversized
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement, Main Level
HOA Fee:	$307.31
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Dishwasher, Electric Oven, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, European Washer/Dryer Combination, Microwave, Microwave Hood Fan, Range Hood, Refrigerator

Inclusions:	none
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 17'8" × 10'1" ·
Main Floor	Family Room · 17'9" × 12'1" ·
Main Floor	Foyer · 9'6" × 8'11" ·
Main Floor	Kitchen · 15'5" × 11'1" ·
Main Floor	Laundry · 7'7" × 5'3" ·
Main Floor	Living Room · 14'6" × 10'4" ·
Main Floor	Bedroom · 14'8" × 10'11" ·
2nd Floor	Bedroom · 13' × 11'1" ·
2nd Floor	Bedroom · 11'1" × 10'11" ·
2nd Floor	Bedroom - Primary · 18'1" × 12'2" ·
Lower Level	Bedroom · 12' × 10'3" ·
Lower Level	Bedroom · 14'10" × 14'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Bookcases, Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Dog Run, Fire Pit, Private Entrance, Private Yard, RV Hookup, Storage
Patio And Porch Features:	Balcony(s), Covered, Patio, Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	R-C1N
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/188-tuscany-valley-drive-nw-calgary-a2356160/

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