209 Tuscany Ravine Road NW

Calgary | Active | MLS® A2348835

$715,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2003**	**1,780.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

OPEN HOUSE SATURDAY OCTOBER 24 FROM 2 PM TO 5 PM ***JUDICIAL SALE*** Located in the desirable community of Tuscany, this two-storey home offers plenty of living space for a growing family. The home is conveniently located near schools, playgrounds, community pathways and the natural green space of Twelve Mile Coulee. Tuscany Market, grocery shopping, restaurants and other everyday services are also nearby, along with access to public transit and the Tuscany LRT station. The main floor features an open-concept living area with a fireplace, kitchen with island and pantry, dining area, and access to the southwest-facing backyard and deck. Upstairs you will find a spacious bonus room, three bedrooms, including the primary bedroom with walk-in closet and ensuite, along with an additional full bathroom. The developed basement provides additional living space with a recreation/media area, bedroom, bathroom, and utility/storage space. The property is located close to schools, walking paths, green spaces, shopping, and other community amenities. This is a great opportunity for someone looking to make a property their own and turn a house into a home. This property is being sold through the judicial sale process. Offers may contain standard conditions; however, all conditions must be removed prior to the court date for an offer to be considered for acceptance.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348835
Bedrooms	4
Bathrooms	4
Year Built	2003
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:	1,780.6 sq. ft.

HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,971 sq. ft.
Lot Frontage:	34'4½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2003 (Age: 23)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0311537
Heating:	Central
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Other
Fireplaces:	2

Fireplace Details:	Mixed
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Hall
HOA Fee:	$313.76
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	Clubhouse
Appliances:	See Remarks
Inclusions:	See Remarks
Restrictions:	None Known
Main Floor	Other · 20'9" × 18'5" ·
Main Floor	Laundry · 9'1" × 5'11" ·
Main Floor	Kitchen · 17'8" × 11'2" ·
Main Floor	Living Room · 16'11" × 13' ·
Main Floor	Dining Room · 12' × 7'10" ·
2nd Floor	Family Room · 18' × 13'6" ·
2nd Floor	Bedroom · 11'1" × 9' ·
2nd Floor	Bedroom · 12'6" × 9'6" ·
2nd Floor	Bedroom - Primary · 13'5" × 12'4" ·
Basement	Furnace/Utility Room · 16' × 12'5" ·
Basement	Bedroom · 11' × 10'11" ·
Basement	Game Room · 16'5" × 12'7" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Other, Park, Playground
Interior Features:	Built-in Features, Pantry, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Lawn, Private
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/209-tuscany-ravine-road-nw-calgary-a2348835/

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

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