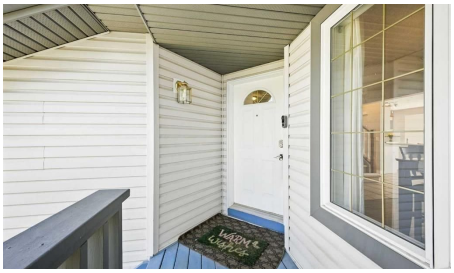
58 Tuscany Ridge View NW

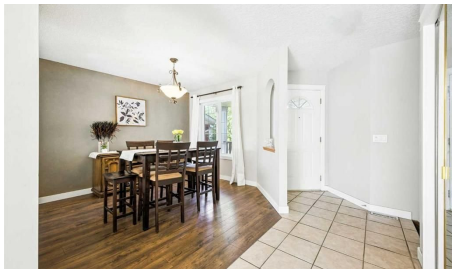
Calgary | Active | MLS® A2350012

$765,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1999**	**1,943 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Price reduction! This fully developed, walk-out home with AC, legal secondary suite, 2 storey home in Tuscany is waiting for a new family! Beautiful white kitchen with quartz counter tops & large south facing windows, this spacious open concept layout offers plenty of options for family living & entertaining. Large bedrooms, two full baths & a fabulous bonus room complete the upper floor. Vaulted ceilings & brick faced fireplace make this a cozy place to enjoy movie night. The legal secondary suite walk out basement with two bedrooms, bathroom, also comes with another laundry set. Close to shopping, schools & public transportation without the traffic noise to content with, this is a perfect home for all demographics!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350012
Bedrooms	5
Bathrooms	4
Year Built	1999
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:	1,943 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,187 sq. ft.
Lot Frontage:	36'1"

Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1999 (Age: 27)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9910199
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached

Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$307.31
City Quadrant:	Northwest
Community:	Tuscany
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	washer and dryer in basement, refrigerator in basement
Restrictions:	None Known
Main Floor	Dining Room · 15'4" × 11' ·
Main Floor	Kitchen · 22'3" × 16'3" ·
Main Floor	Living Room · 15'6" × 14' ·
Upper Level	Bedroom · 11'3" × 10'2" ·
Upper Level	Bedroom · 14'8" × 11' ·
Upper Level	Family Room · 18' × 16'7" ·
Upper Level	Bedroom - Primary · 15'8" × 12' ·
Basement	Bedroom · 15'6" × 9'11" ·
Basement	Bedroom · 13'7" × 10'6" ·
Basement	Game Room · 22'3" × 15'7" ·
Basement	Laundry · 7'5" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Open Floorplan
Exterior Features:	None

Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/58-tuscany-ridge-view-nw-calgary-a2350012/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.