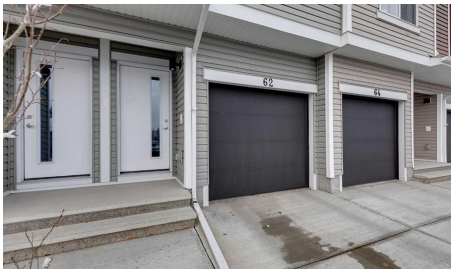
62 Tuscany Summit Square NW

Calgary | Active | MLS® A2358983

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2025**	**1,228 sq. ft.**

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Listed by Real Broker

A closer look

Located in the desirable, family-friendly community of Tuscany, this three-storey townhouse offers a modern design, functional layout, and the added privacy of having no rear neighbours. Built in 2025 as part of the Tuscan Rise development by Rockford, the home features two bedrooms, two and a half bathrooms, and an attached double tandem garage. With over 1,200 sq ft of living area, this property offers comfortable, low-maintenance living in one of Calgary's most established northwest communities. The entry level welcomes you with a convenient foyer and direct access to the attached tandem garage, providing parking for two vehicles along with additional storage space. Upstairs, the main living level features an open-concept layout with nine-foot ceilings, luxury vinyl plank flooring, and large windows that bring in plenty of natural light. The kitchen is a standout feature, offering crisp white cabinetry, quartz countertops, a stylish tile backsplash, stainless steel appliances, and an island with seating. Ample cupboard and counter space, along with a pantry, provide plenty of storage, while a door off the kitchen leads directly to the private deck. The adjoining dining area comfortably accommodates a full table, and the living room provides an inviting space to unwind or entertain. A convenient two-piece powder room completes this level. The upper floor is finished with plush carpeting and includes two well-sized bedrooms. The primary bedroom offers dual closets and a private four-piece ensuite, while the second bedroom is ideal for family members, guests, or a home office. An additional four-piece bathroom and conveniently located laundry area complete the top floor. The complex is also pet-friendly, allowing up to two cats and/or dogs per unit, subject to board approval and condominium bylaws. Situated just steps from Tuscany Summit Playground, this location offers excellent access to parks, pathways, schools, and everyday amenities. Shopping, restaurants, and services are nearby at Tuscany Market and Crowfoot Crossing, along with the YMCA. Families will appreciate the proximity to Eric Harvie School, St. Basil School, Twelve Mile Coulee School, and Tuscany School. The surrounding community offers numerous opportunities for recreation, with parks, playgrounds, and an extensive pathway network to explore. Lynx Ridge and Valley Ridge Golf Clubs, the Bow River, and WinSport are all within easy reach. Convenient connections to Crowchild Trail and Stoney Trail make commuting throughout Calgary simple, while providing quick access west toward the Rocky Mountains. Check out the 3D tour and floor plans for a closer look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358983
Bedrooms	2
Bathrooms	3
Year Built	2025
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:	1,228 sq. ft.
Main Level Finished Area:	679 sq. ft.
Upper Level Finished Area:	549 sq. ft.
Condo Fee:	$268.32
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Lot Area:	1,151 sq. ft.
Lot Frontage:	14'½"
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	1910934
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
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, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Tuscany
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Inclusions:	TV Wall Mount
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Dining Room · 9'8" × 9'7" ·
Main Floor	Kitchen · 16'11" × 12'11" ·
Main Floor	Living Room · 13'3" × 12'10" ·
2nd Floor	Bedroom · 10'10" × 9'6" ·
2nd Floor	Bedroom - Primary · 16'9" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Cul-De-Sac, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/62-tuscany-summit-square-nw-calgary-a2358983/

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

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