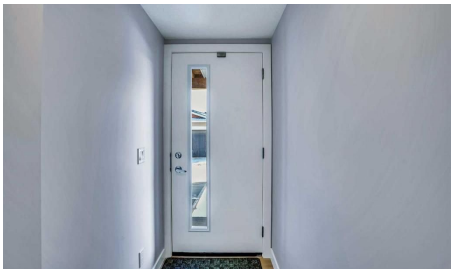
74 Tuscany Summit Square NW

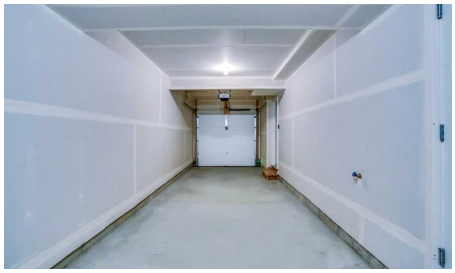
Calgary | Active | MLS® A2349804

$435,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**1,256.78 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

The price was dropped well below market value for a quick sale. Welcome to this almost new and one of the most upgraded units in Tuscany Summit, in the Heart of Tuscany. Nestled in the exclusive and highly sought-after community of Tuscany, this fully upgraded three-story townhouse offers the perfect blend of modern comfort, privacy, and convenience. Backing onto a serene natural area, with no rear neighbors, this home provides a peaceful retreat while remaining close to everything you need. Step inside the main level, where you'll be greeted by a beautifully upgraded kitchen featuring an added island, abundant two-tone soft-close cabinetry, elegant quartz countertops, and stainless steel appliances-a true delight for any home chef. The open-concept layout is enhanced by luxury vinyl plank flooring, offering both sophistication and durability. From the spacious living area, step out onto a private balcony, perfect for your morning coffee or enjoying evening sunsets. Upstairs, the primary bedroom offers a peaceful escape with double closets and a private ensuite that includes a luxurious soaker tub. A second generously sized bedroom, a full main bathroom, and convenient upper-floor laundry complete this level. For added future flexibility, electrical and mechanical tie-ins for ceiling fans have been pre-installed in both bedrooms and the living room-an upgrade rarely found in similar homes. This home also features the highest level of upgrades in the entire development, making it truly one of a kind. Also, both bedrooms and the living room have rough-ins for ceiling fans if the new buyer likes to install. With easy access to Crowchild Trail, Stoney Trail, parks, schools, shopping, and more, you'll love the lifestyle this location offers. Don't miss your chance to call this stunning townhouse your new home sweet home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349804
Bedrooms	2
Bathrooms	2
Year Built	2024
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:	1,256.78 sq. ft.
Main Level Finished Area:	570 sq. ft.
Upper Level Finished Area:	556 sq. ft.
Condo Fee:	$268.32
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	1,030 sq. ft.
Lot Frontage:	14'
Lot Details:	14X73.78
Front Exposure:	Southeast
Unit Exposure:	Northwest, West
Entry Level:	0
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1910934
Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
Builder:	Rockford
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Other
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, 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:	Parking, Playground, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed

Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Living Room · 13'2" × 12'9" ·
Main Floor	Dining Room · 12' × 9'7" ·
Main Floor	Kitchen · 14'5" × 12'10" ·
Main Floor	Pantry · 2'6" × 2' ·
2nd Floor	Bedroom - Primary · 16'8" × 10'10" ·
2nd Floor	Bedroom · 10'9" × 9'4" ·
2nd Floor	Laundry · 3'3" × 3'2" ·
Lower Level	Foyer · 11'9" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Paved, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d57
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/74-tuscany-summit-square-nw-calgary-a2349804/

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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.