

# \$495,900 - 154 Tuscany Summit Square Nw, Calgary

MLS® #A2255337

**\$495,900**

2 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

It is here!!! Discover the perfect blend of comfort, convenience, and community in this beautifully maintained townhome located in the heart of Tuscany – one of Calgary’s most desirable northwest neighborhoods!

Features You'll Love:

Bright and open-concept living area.

Modern kitchen with granite countertops, matching stainless steel appliances and more! Spacious primary bedroom with walk-in closet & ensuite.

Fully finished basement with wet bar and 2 beverage coolers!

Private patio – perfect for morning coffee, evening relaxation or just hanging out. Great Western exposure will have you basking in the afternoon sun - loving life! Enclosed (porch) sitting area off the main floor from back door, and walk out basement with a natural wooded green space past the lawn, add to the luxurious feeling of this home.

Low-maintenance lifestyle with affordable condo fees. Air conditioned for those hot days and a tankless hot water system.

Pet-friendly

New Home Warranty included

Why Tuscany?

Family-friendly, peaceful, and beautifully landscaped community

Access to Tuscany amenities - community centre, splash park, rinks

Close to top-rated schools, parks, walking paths, and ravines

Quick access to C-Train, Stoney Trail, and



Crowchild Trail. Minutes to the mountains, Cochrane, inner city, south Calgary. Many major roadways including Stoney Trail, highway 1A and many more. Minutes to shopping, restaurants, and services Whether you're a first-time buyer, downsizing, or investing, this townhouse offers exceptional value in a prime location. New owner has option to accept current home security system

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255337      |
| Price          | \$495,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,254         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 154 Tuscany Summit Square Nw |
| Subdivision | Tuscany                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3L 0G1                      |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |

# of Garages 1

## Interior

Interior Features Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings, Wine Refrigerator, Tankless Water Heater

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Underground Sprinklers, Brush

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete, Slab

## Additional Information

Date Listed September 11th, 2025

Days on Market 12

Zoning M-C1 d57

## Listing Details

Listing Office Real Broker

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