

\$649,900 - 340 Tuscany Ridge Heights Nw, Calgary

MLS® #A2267004

\$649,900

3 Bedroom, 4.00 Bathroom, 1,472 sqft

Residential on 0.09 Acres

Tuscany, Calgary, Alberta

Make Your Mark in Tuscany! Welcome to this beautifully newly renovated home located on a quiet street in the highly sought-after community of Tuscany. Offering a perfect blend of modern updates, thoughtful design, and family-friendly living, this property is move-in ready and sure to impress. Step inside to discover a bright and open floor plan featuring brand-new luxury vinyl plank flooring, fresh paint throughout, and an abundance of natural light. The stylish chef-inspired kitchen showcases new quartz countertops, new cabinetry, and brand-new stainless steel appliances (refrigerator, stove and hood fan) — a perfect space for cooking and entertaining. The inviting living room features a cozy gas fireplace—ideal for relaxing after a long day. Upstairs, you’ll find a spacious primary suite complete with a walk-in closet and a fully renovated ensuite bathroom featuring a modern vanity, new tile, and upgraded fixtures. Two additional bedrooms, a full bath and laundry complete the upper level, providing ample space for a growing family. The fully finished basement offers a versatile recreation room, den, a secondary laundry and additional storage. A separate side entrance provides flexibility for future use, including the potential to convert the basement into a private suite (a secondary suite would be subject to approval and permitting by the city/municipality). Outside, enjoy the private, landscaped backyard with a large south facing deck, raised planters for your garden and a fire



pit â€” perfect for summer barbecues and outdoor gatherings. Located within walking distance to schools, parks, pathways, and the Tuscany Club, plus easy access to Stoney Trail, Crowchild Trail, and the CTrain, this home combines convenience and comfort in one of Calgaryâ€™s most desirable northwest communities.

Built in 2004

Essential Information

MLS® #	A2267004
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	340 Tuscany Ridge Heights Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 3B6

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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