

# \$765,000 - 130 Tuscarora Close Nw, Calgary

MLS® #A2215900

**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,771 sqft

Residential on 0.12 Acres

Tuscany, Calgary, Alberta

Welcome to this beautifully updated detached home nestled in the highly sought-after community of Tuscany. With a functional layout featuring 2 bedrooms plus a bonus room upstairs, and 2 additional bedrooms in the fully developed basement, there's plenty of space for families, guests, or a home office setup.

Step inside to discover a recently renovated kitchen with modern finishes, perfect for cooking and entertaining. The open-concept main floor flows seamlessly to a large deck, ideal for summer BBQs or relaxing with your morning coffee.

Enjoy the convenience of a front-attached garage and a built-in vacuum system, making daily life effortless. Outdoor lovers will appreciate quick access to bike trails, 12 Mile Coulee, and a popular off-leash dog park—plus it's just a 10-minute bike ride to the river!

Located close to great restaurants, shopping, and top-rated schools, this home offers both tranquility and easy access to all amenities.

Don't miss your chance to live in one of Calgary's most desirable neighborhoods—book your showing today!

Built in 1997



## Essential Information

MLS® #	A2215900
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,771
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	130 Tuscarora Close Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L2E2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.