

# \$779,900 - 235 Tuscany Ridge View Nw, Calgary

MLS® #A2260272

**\$779,900**

4 Bedroom, 4.00 Bathroom, 1,863 sqft

Residential on 0.10 Acres

Tuscany, Calgary, Alberta

All you need to do is move-in, unpack & enjoy this truly wonderful home in the popular family community of Tuscany, nestled here on this quiet crescent within walking distance to the Tuscany Club & Market. This beautifully updated two storey from Cedarglen boasts vinyl plank floors & brand new central air, total of 4 bedrooms + den, sleek white kitchen with quartz countertops & a host of improvements including new roof, basement development, landscaping & paint. Bathed in natural light, you'll just love the open concept flow of the main floor with its expansive windows, spacious living room with stone-facing fireplace, large dining room with access to the backyard deck & designer kitchen with island & soft-close cabinetry, walk-in pantry & stainless steel appliances (all new 2023-2024) including Samsung stove with induction cooktop + reverse osmosis system. Upstairs there are 3 lovely bedrooms & 2 full bathrooms—highlighted by the primary bedroom with walk-in closet & renovated ensuite with quartz-topped double vanities, free-standing tub & oversized shower with body-jets. The newly finished basement - completed in 2023 with permits, has a great-sized 4th bedroom, full bathroom & rec room with built-in ceiling speakers. Main floor also has a dedicated main floor office with French doors & laundry room with Samsung washer & dryer. The backyard is fully fenced & landscaped, with a storage shed for your gardening tools & terrific deck where you can



enjoy the great outdoors. Among the many improvements since 2023: basement, tile floors in 2nd floor family bathroom, kitchen & laundry appliances, toilets, interior paint, garage door opener, master ensuite, exterior landscaping (front & back), front door & garage door paint, roof & central air (warranty until 2035). Top-notch location here in one of Northwest Calgary's most desirable neighbourhoods, within minutes to all 4 of Tuscany's schools (Eric Harvie, Twelve Mile Coulee, St. Basil & Tuscany), the Tuscany LRT & bus stops, off-leash areas & parks, plus quick & easy access to Stoney & Crowchild Trails to take you to Crowfoot Centre, Shane Homes YMCA, University of Calgary, major retail centers, hospitals & downtown.

Built in 2000

**Essential Information**

MLS® #	A2260272
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	235 Tuscany Ridge View Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 2J2

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Low Flow Plumbing Fixtures, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	293
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.