

**65 Tuscarora Place NW**  
**Calgary, Alberta**

**MLS # A2335522**



**\$679,900**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuscany                                              |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 1,435 sq.ft.                                         | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway                     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Many Trees, Rectangular Lot, Treed, Views |               |                   |

|                    |                                                                                         |                   |      |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl, Wood                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** Storage Shed in Back Yard

Open House: Sunday Sept.6, 2026 1:00pm to 4:00pm. Location! Location! Location! Welcome to 65 Tuscarora Place NW, a beautifully updated 2-storey walkout home with splendid Mountain View in the highly desirable community of Tuscany. Located within a playground zone and close to parks, pathways, schools, shopping, Tuscany Club and the Tuscany LRT station, this home offers an ideal blend of family comfort and everyday convenience. The main floor features a bright and functional layout with a front flex space perfect for a dining room or home office, a cozy living room with gas fireplace, and a well-connected kitchen and breakfast nook overlooking the sunny south-facing backyard. The kitchen has been refreshed with a granite countertop(kitchen island is movable.), while the updated balcony, provides a great outdoor space to enjoy the mountain and COP views. Upstairs offers three comfortable bedrooms, including a spacious primary bedroom with walk-in closet and private 4-piece ensuite. The fully developed walkout basement(2019 with permit), adds valuable living space with direct access to the fenced and landscaped backyard. Major updates include roof in 2014, re-finished hardwood floor in 2018, furnace and hot water tank in 2022, upper-floor flooring in 2022, kitchen countertop in 2026 and balcony in 2026. Complete with a double attached garage and quick access to Stoney Trail, this is a fantastic opportunity to own a well-cared-for walkout home in one of NW Calgary's most loved communities.