



THE A-TEAM

RE/MAX FIRST

170 TUSCARORA Circle, Calgary T3L 2B9

MLS®#: A2163968 Area: Tuscany Listing Date: 09/19/24 List Price: \$750,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1997
Finished Floor Area: Abv Sqft: 1,933, Low Sqft: , Ttl Sqft: 1,933
Lot Information: Lot Sz Ar: 6,157 sqft, Lot Shape:

DOM

33
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: City Lot, Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Pie Shaped Lot, Private
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Kitchen, Office, 4pc Bathroom, Bedroom - Primary, Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9512708

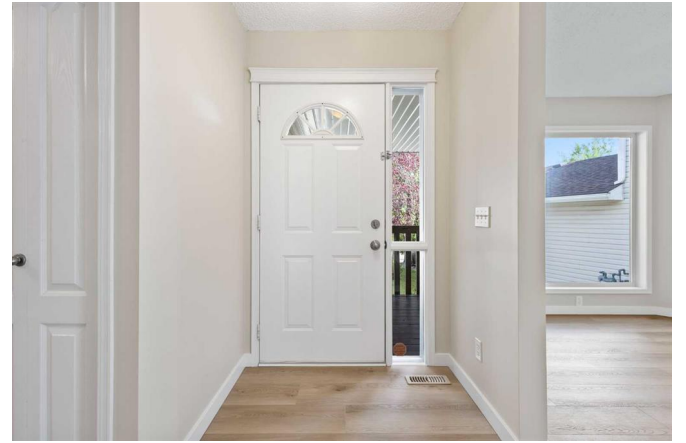
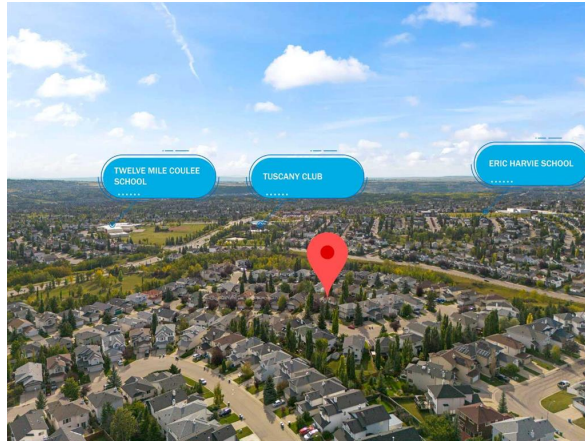
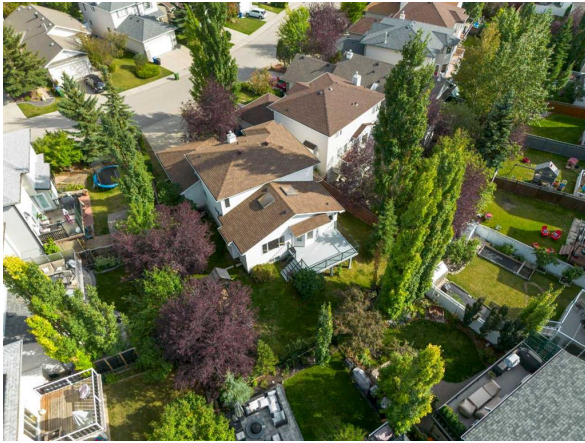
Remarks

Pub Rmks: **Welcome to 170 Tuscarora Circle NW, a beautifully updated two-storey home located in the highly sought-after community of Tuscany. This inviting property features 3 spacious bedrooms and 2.5 bathrooms and has been thoughtfully upgraded with brand-new luxury vinyl plank flooring on the main level, fresh carpeting upstairs, and new light fixtures. The home also includes a newer high-efficiency furnace and hot water tank, ensuring energy efficiency and comfort. The open-concept main floor boasts a bright living area, perfect for entertaining or family gatherings, while the kitchen offers ample space for meal preparation and dining. Upstairs, you'll find the generously sized primary bedroom with a large closet and ensuite bathroom, two additional bedrooms and a full bathroom. The unfinished basement presents an excellent opportunity to customize and expand your living space to suit your needs. This home is within walking distance of two public schools and one Catholic School, making it an ideal spot for families. It's also a short drive to Tuscany Market, with easy access to grocery stores, cafes, and essential services. Additionally, it's conveniently close to the Tuscany LRT station, offering quick access to downtown Calgary and beyond. With recent updates and a prime location near schools, shopping, and transit, this home is a fantastic opportunity to enjoy all the perks of living in one of Calgary's most family-friendly neighborhoods. Don't miss out on this gem!**

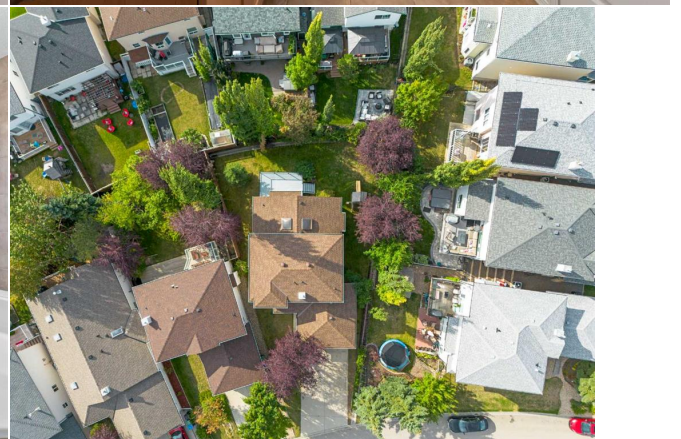
Inclusions: **kids play structure in backyard**
Property Listed By: **eXp Realty**

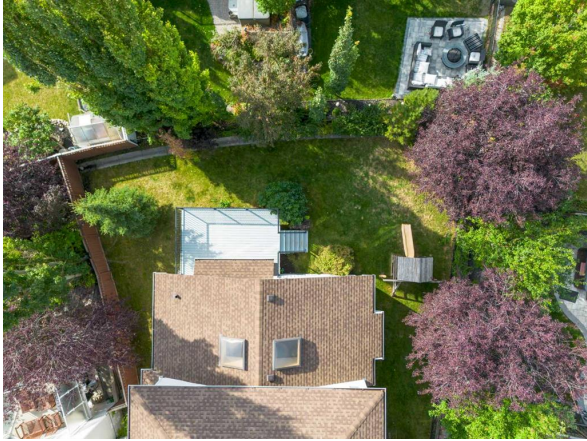
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











170 Tuscarora Cir NW, Calgary, AB

Main Floor Exterior Area 1200.37 sq ft
Interior Area 1113.05 sq ft
Excluded Area 456.23 sq ft



PREPARED 2024/09/18

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

170 Tuscarora Cir NW, Calgary, AB

1st Floor Exterior Area 733.56 sq ft
Interior Area 670.81 sq ft



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