

# \$734,900 - 106 Tuscarora Crescent Nw, Calgary

MLS® #A2244400

**\$734,900**

3 Bedroom, 3.00 Bathroom, 1,363 sqft

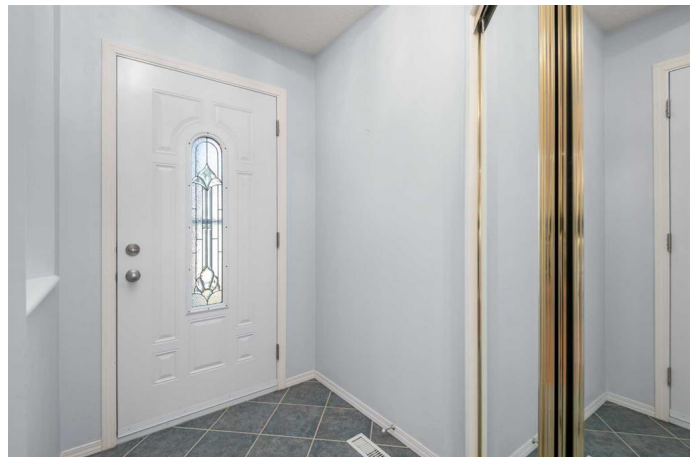
Residential on 0.12 Acres

Tuscany, Calgary, Alberta

RARE WALKOUT BUNGALOW WITH SOUTH BACKYARD IN TUSCANY! Welcome to 106 Tuscarora Crescent NW – a beautifully maintained 1363 sq. ft. walkout bungalow with a sunny south-facing backyard. A perfect option for downsizers or those seeking single-level living with added space. The main floor features vaulted ceilings, hardwood floors, and a 2-way gas fireplace separating the dining and living areas. The kitchen offers granite counters, gas stove, stainless steel appliances, and an island for added prep space. The primary bedroom includes a walk-in closet and a 4-piece ensuite with separate tub and shower. A versatile second bedroom/den and main-floor laundry in the half bath add extra functionality. The finished walkout basement offers a spacious family room with gas fireplace, garden door to covered patio, an additional bedroom, full bath, and large storage/mechanical room with potential for further development. Additional features include: Newer high-efficiency furnace & hot water tank, Landscaped & fenced yard with garden shed, South-facing deck & covered patio, Large driveway with space for multiple vehicles. Close to Tuscany's pathways, schools, LRT, and shopping. Don't miss this one – book your showing today or view the 3D virtual tour!

Built in 1998

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244400    |
| Price          | \$734,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,363       |
| Acres          | 0.12        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 106 Tuscarora Crescent Nw |
| Subdivision | Tuscany                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3L 2G3                   |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                       |
| Appliances        | Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 2                                                                    |
| Fireplaces        | Basement, Gas, Glass Doors, Living Room, Double Sided                |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full, Partially Finished, Walk-Out                         |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 38              |
| Zoning         | R-CG            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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