

393 TUSCANY DRIVE NW



Stella Minae Keck

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themckelvielgroup.com



THE MCKELVIE GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

393 TUSCANY DRIVE NW

Some homes just have it. Great curb appeal, a layout that pulls you in, and twenty years of love built into every corner. This one, in the heart of Tuscany, is exactly that.

Step inside and the living room's fireplace greets you first, then a few steps up lead back to the kitchen and dining area, where the space opens all the way to the second floor. A skylight and that soaring ceiling flood the kitchen with natural light, quartz countertops run throughout, and a brand new stainless steel fridge and newer dishwasher round out a space that's as functional as it is bright. It's a true open concept layout, with a corner half bath off the dining area opening straight onto the back deck, a great sized space with a private, tucked-away feel thanks to mature trees on all sides, the kind of backyard that makes a Calgary summer feel like it lasts a little longer. A double detached garage adds everyday convenience to a home that's been genuinely well looked after.

Just before the dining room, a curved staircase leads up to a warm, bright second floor, finished with newer carpet (2022) throughout. Three generously sized bedrooms and two full bathrooms fill the level, the primary tucked privately on one side, and two good sized secondary bedrooms down the hall.

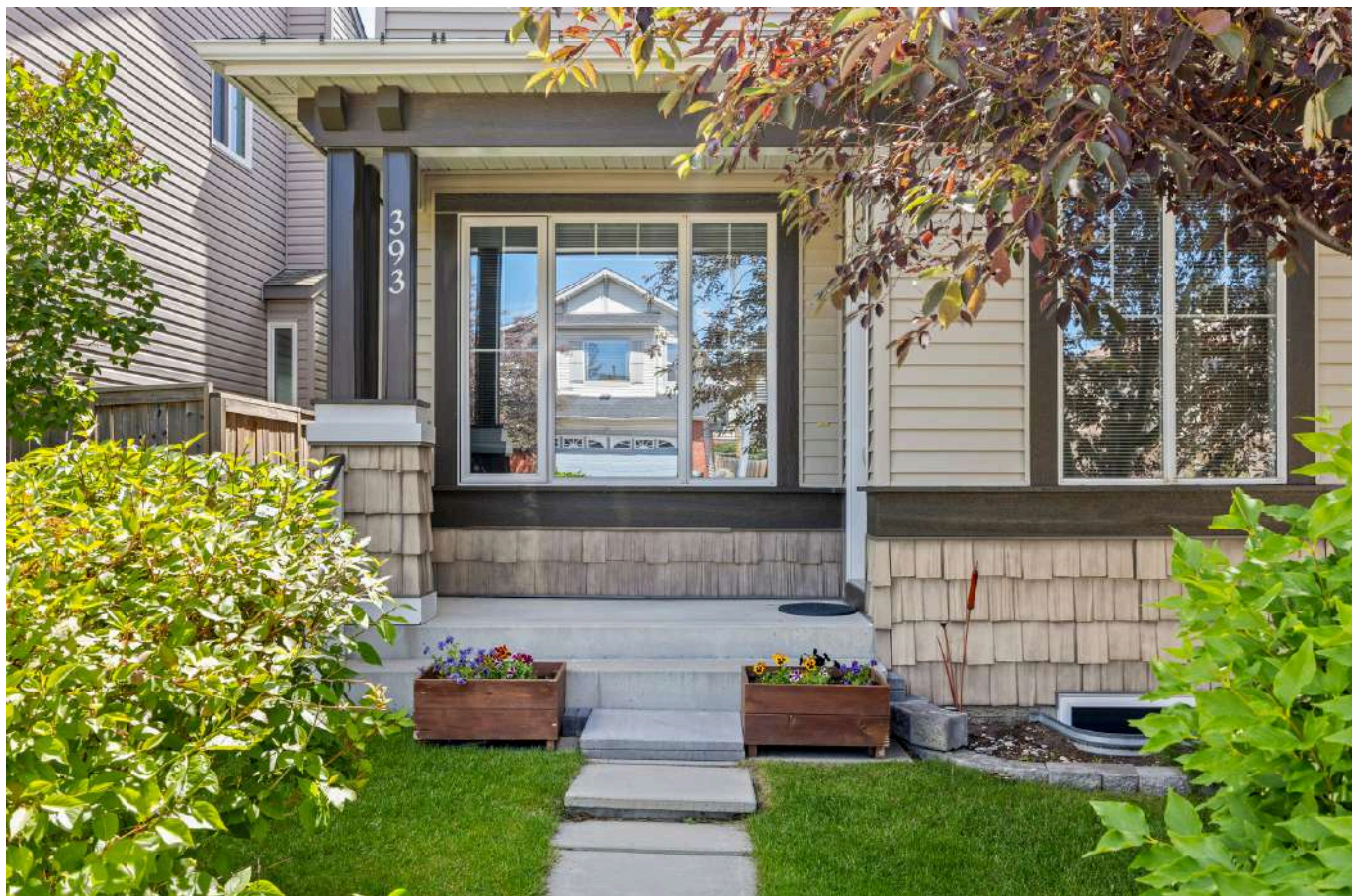
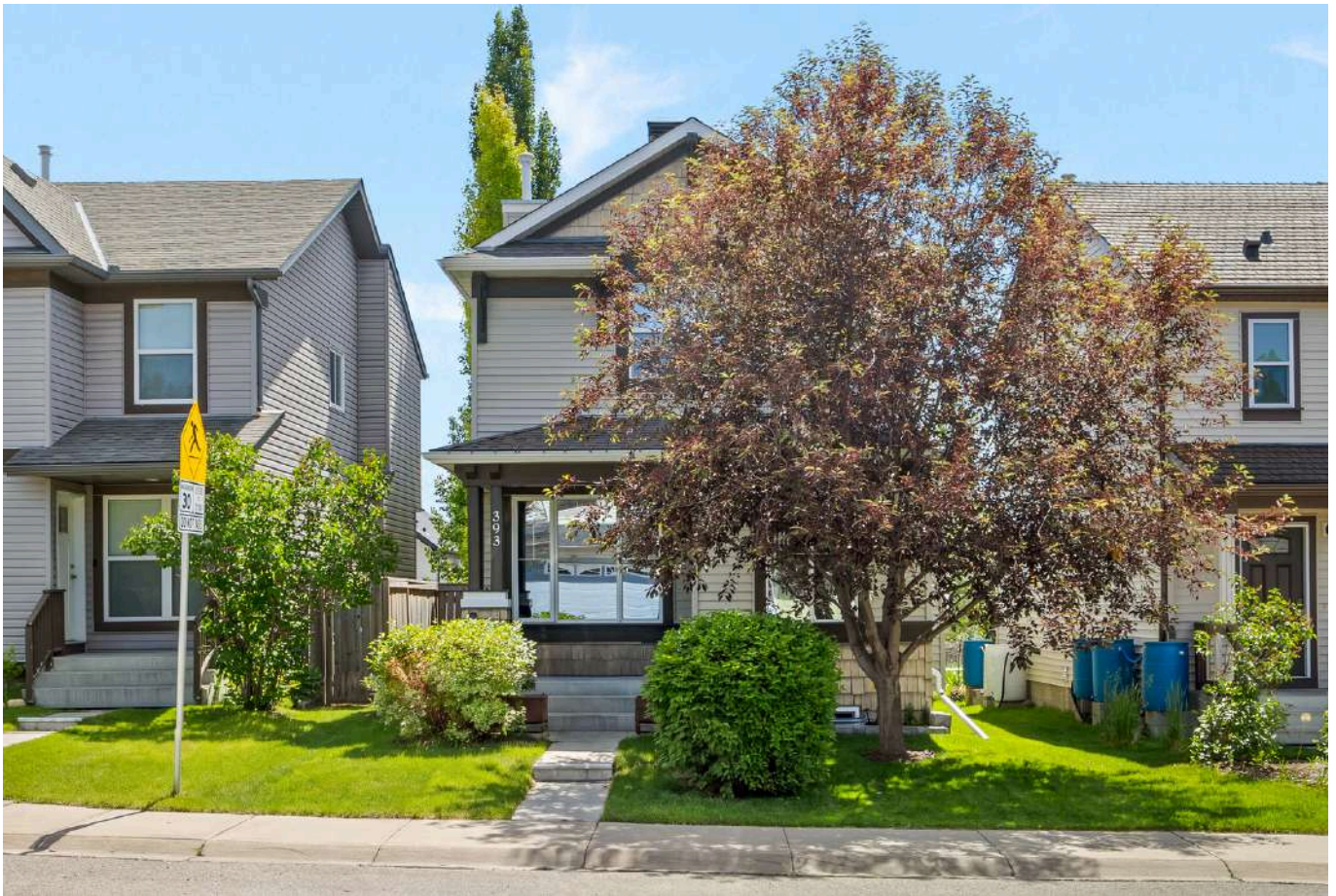
Downstairs, the basement is unfinished and full of potential, with high ceilings and rough-in already in place, ready to become a rec room, a gym, or whatever your next chapter calls for.

Tuscany is one of Calgary's most family-friendly communities, and this address puts you right in the middle of it. Eric Harvie School, Tuscany Market, and the Tuscany Club, with its skating rink, tennis courts, splash park, and year-round programming, are all less than a 15-minute walk away.

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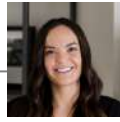
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393 Tuscany Drive NW Calgary, AB T3L 3C9

Residential
Active

A2328006

PD:

DOM: 0

LP: \$625,000.00

OP: \$625,000.00



Class: Detached
County: Calgary
Type: House
Levels: Two
Year Built: 2005
LINC#: [0030839633](#)
Arch Style: 2 Storey
Beds on Main: 0
Illegal Suite: 0
Possession: Negotiable
Lot Dim:
Front Length: 9.36M 30' 9"
Legal Desc: 0414467;77;57
Legal Pln: 0414467 **Blk:** 77

City: Calgary
Subdivision: Tuscany
Ttl Beds: 3
F/H Bth: 2/1
RMS SQFT: 1,543.24
LP/SF: \$404.99
Suite: No
EnSuites: 1
Legal Suite: 0
Lot Size: 3132 SF|290.97 SM
Lot Depth: M'
Lot: 57 **Condo:** No

Zoning: DC
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Restrictive Covenant

Tax Amt/Yr: \$3,856.00/2026
Loc Imp Amt:
Front Exp: NW

Recent Change: **07/23/2026 : NEW**

Public Remarks: Some homes just have it. Great curb appeal, a layout that pulls you in, and twenty years of love built into every corner. This one, in the heart of Tuscany, is exactly that. Step inside and the living room's fireplace greets you first, then a few steps up lead back to the kitchen and dining area, where the space opens all the way to the second floor. A skylight and that soaring ceiling flood the kitchen with natural light, quartz countertops run throughout, and a brand new stainless steel fridge and newer dishwasher round out a space that's as functional as it is bright. It's a true open concept layout, with a corner half bath off the dining area opening straight onto the back deck, a great sized space with a private, tucked-away feel thanks to mature trees on all sides, the kind of backyard that makes a Calgary summer feel like it lasts a little longer. A double detached garage adds everyday convenience to a home that's been genuinely well looked after. Just before the dining room, a curved staircase leads up to a warm, bright second floor, finished with newer carpet (2022) throughout. Three generously sized bedrooms and two full bathrooms fill the level, the primary tucked privately on one side, and two good sized secondary bedrooms down the hall. Downstairs, the basement is unfinished and full of potential, with high ceilings and rough-in already in place, ready to become a rec room, a gym, or whatever your next chapter calls for. Tuscany is one of Calgary's most family-friendly communities, and this address puts you right in the middle of it. Eric Harvie School, Tuscany Market, and the Tuscany Club, with its skating rink, tennis courts, splash park, and year-round programming, are all less than a 15-minute walk away.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	1	0	1	0	0	Bed Abv: 3	Main: 74.95	Mtr2	806.80	SqFt		
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 6	Upper: 68.42	Mtr2	736.44	SqFt		
								Blw Grade: 68.96	Mtr2	742.33	SqFt		
Garage Dims (L x W):						19' 3" x 21' 2"		Total AG: 143.37	Mtr2	1,543.24	SqFt		

Property Information

Basement:	Full	Laundry Ft:	In Basement
Basement Dev:	Unfinished	Basement Ft:	None
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Laminate, Linoleum
Exterior Feat:	BBQ gas line	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Front Porch
Reports:	Other Documents, Title		
Parking:	Double Garage Detached Total: 2		
Features:	Bathroom Rough-in, Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot		
HOA:	\$313.76/Annually		
HOA Include:	Amenities w/HOA, Recreation Facility		
Goods Include:	Shelving units in the basement.		
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		
Assoc Amen:	None		

Printed Date: 07/23/2026 10:48:29 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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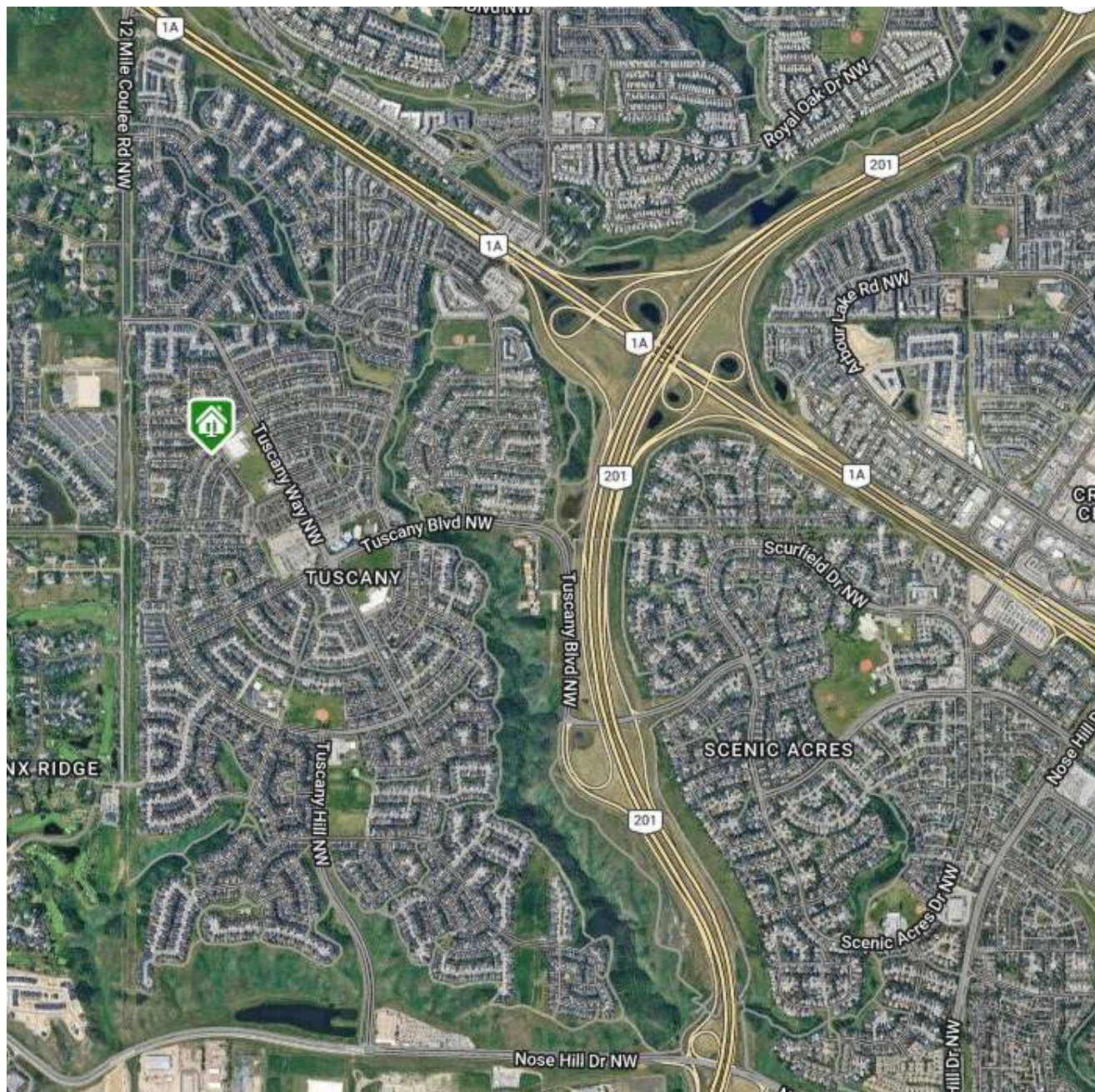
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Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	5' 2" x 5' 1"	1.58M x 1.55M	Dining Room	Main	12' 11" x 10' 7"	3.94M x 3.22M
Kitchen	Main	15' 2" x 15' 7"	4.62M x 4.75M	Living Room	Main	20' 9" x 13' 6"	6.32M x 4.11M
4pc Bathroom	Upper	7' 10" x 4' 11"	2.39M x 1.50M	4pc Ensuite bath	Upper	5' 11" x 8' 2"	1.80M x 2.49M
Bedroom	Upper	9' 8" x 11' 2"	2.95M x 3.40M	Bedroom	Upper	9' 3" x 11' 2"	2.82M x 3.40M
Bedroom - Primary	Upper	12' 7" x 13' 6"	3.83M x 4.11M				

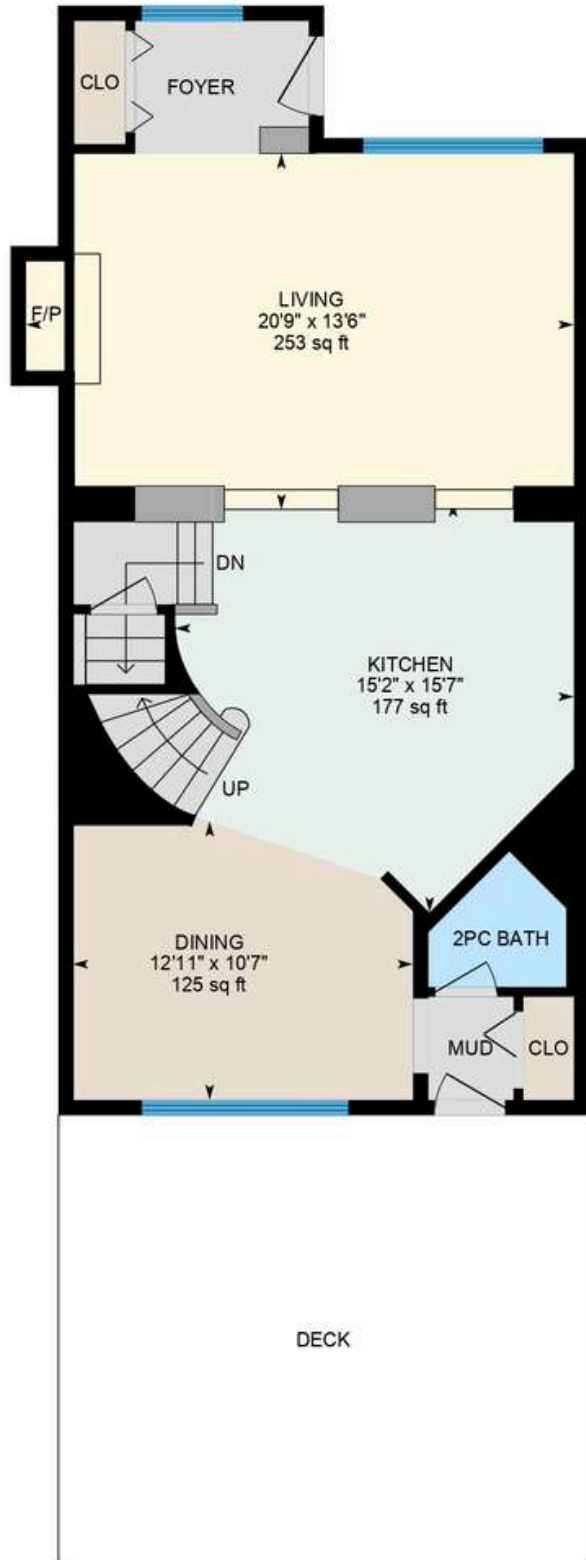
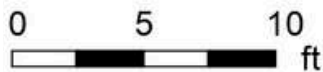


THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
806.80 SQ. FT.

INTERIOR AREA:
733.75 SQ. FT.



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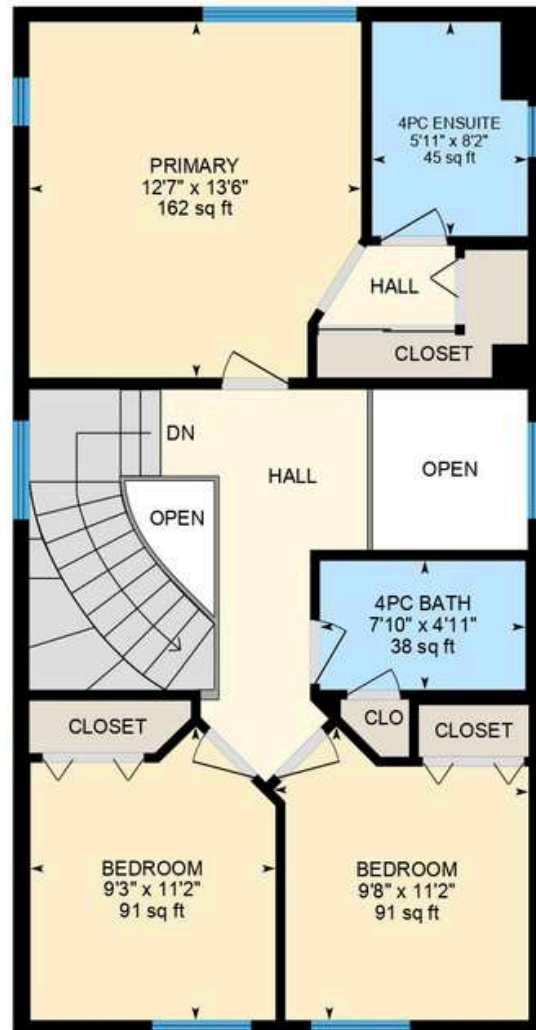
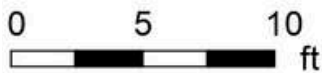
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
736.44 SQ. FT.

INTERIOR AREA:
668.69 SQ. FT.

EXCLUDED AREA:
47.03 SQ. FT.



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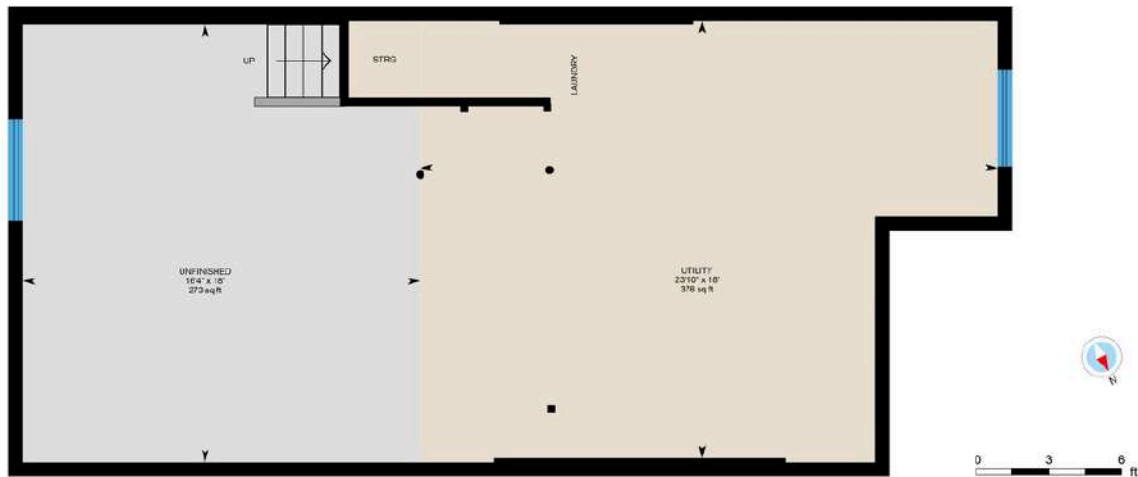
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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

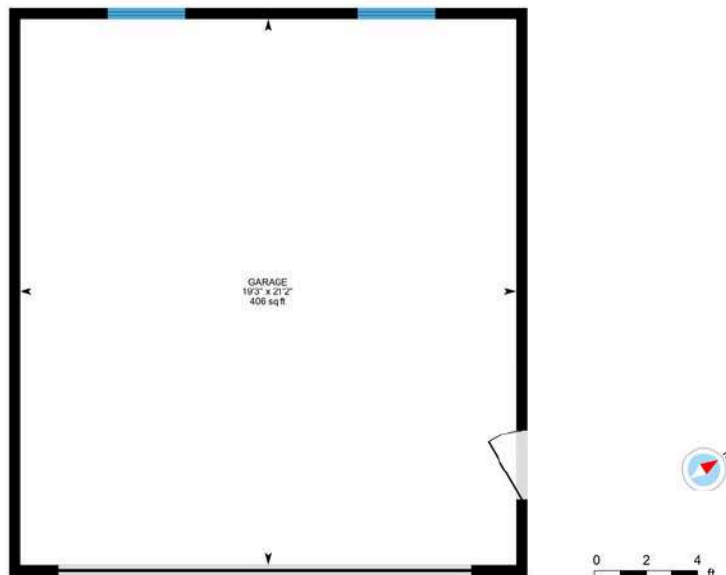
EXTERIOR AREA: 742.33 SQ. FT.

INTERIOR AREA: 672.88 SQ. FT.



DETACHED GARAGE:

EXCLUDED AREA: 440.54 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 5'2" x 5'1" | 20 sq ft
Dining: 12'11" x 10'7" | 125 sq ft
Kitchen: 15'2" x 15'7" | 177 sq ft
Living: 20'9" x 13'6" | 253 sq ft

2ND FLOOR

4pc Bath: 7'10" x 4'11" | 38 sq ft
4pc Ensuite: 5'11" x 8'2" | 45 sq ft
Bedroom: 9'8" x 11'2" | 91 sq ft
Bedroom: 9'3" x 11'2" | 91 sq ft
Primary: 12'7" x 13'6" | 162 sq ft

BASEMENT

Unfinished: 18' x 16'4" | 273 sq ft
Utility: 18' x 23'10" | 376 sq ft

Detached Garage

DETACHED GARAGE

Garage: 19'3" x 21'2" | 406 sq ft

Main Building

MAIN FLOOR

Interior Area: 733.75 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 806.80 sq ft

2ND FLOOR

Interior Area: 668.69 sq ft
Excluded Area: 47.03 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 736.44 sq ft

BASEMENT (Below Grade)

Interior Area: 672.88 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 742.33 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 1402.44 sq ft
Excluded Area: 47.03 sq ft
Exterior Area: 1543.24 sq ft

Total Above Grade Floor Area, Detached Garage

Floor Area Information

Excluded Area: 440.54 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

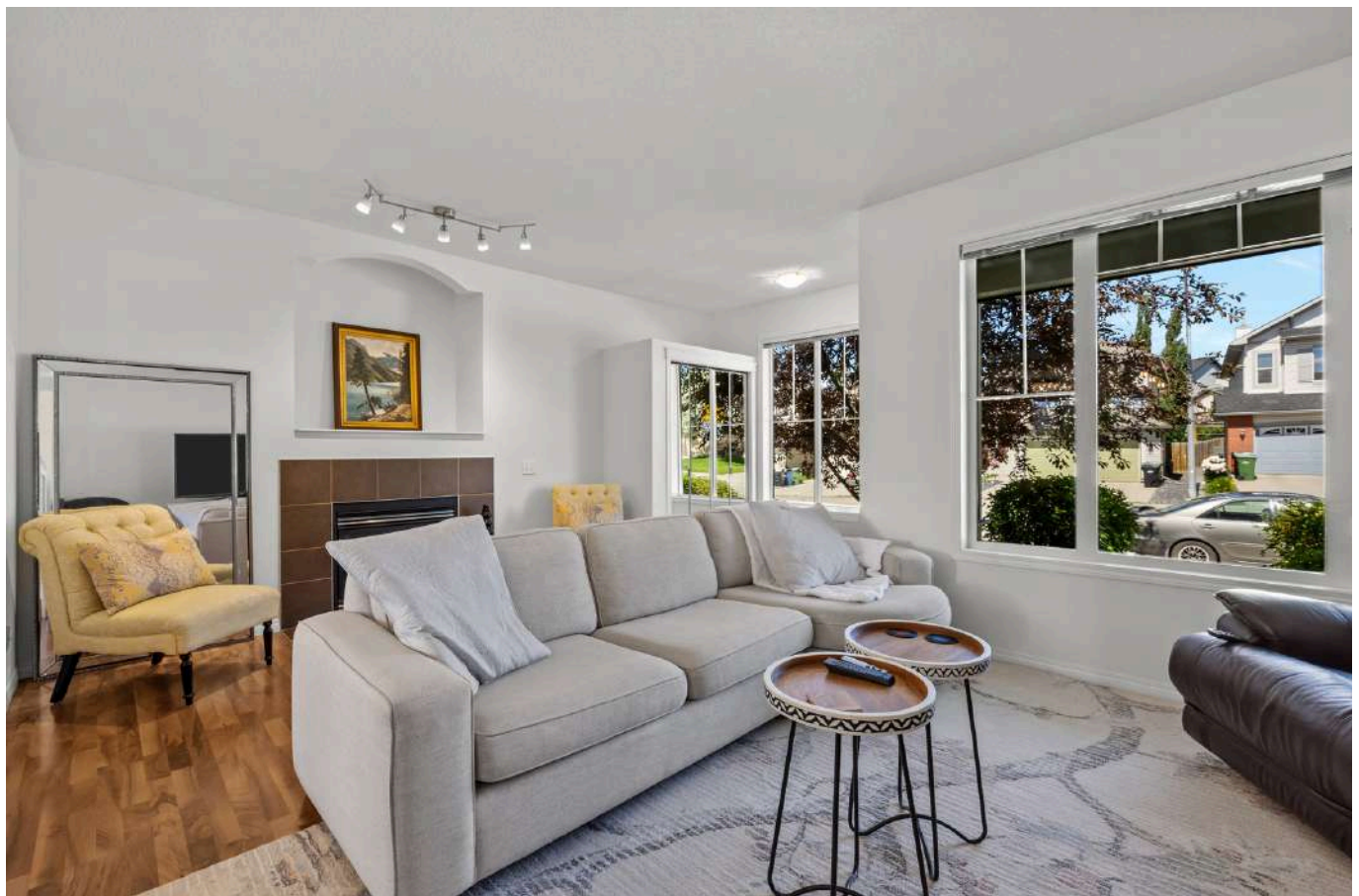
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

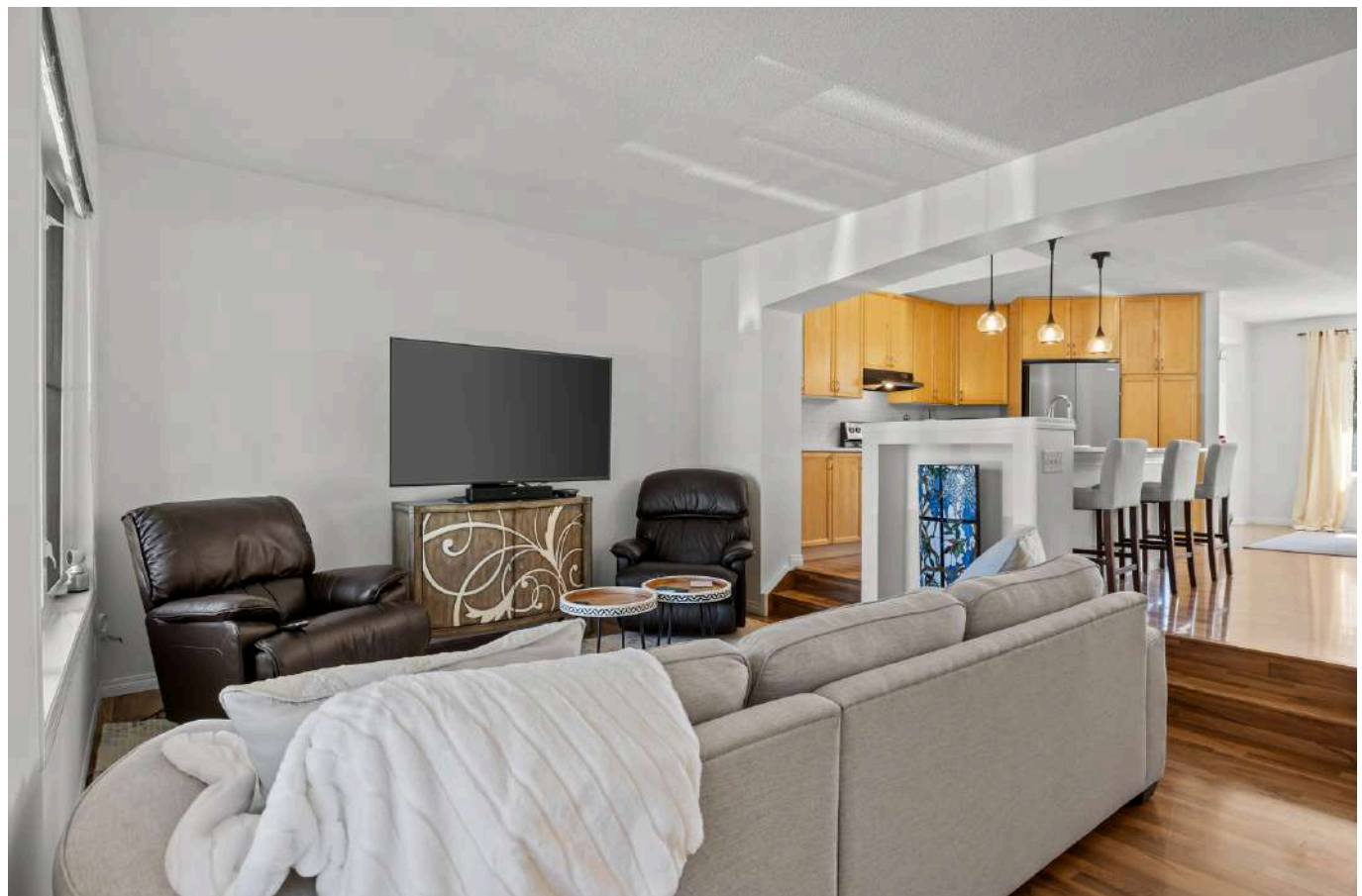
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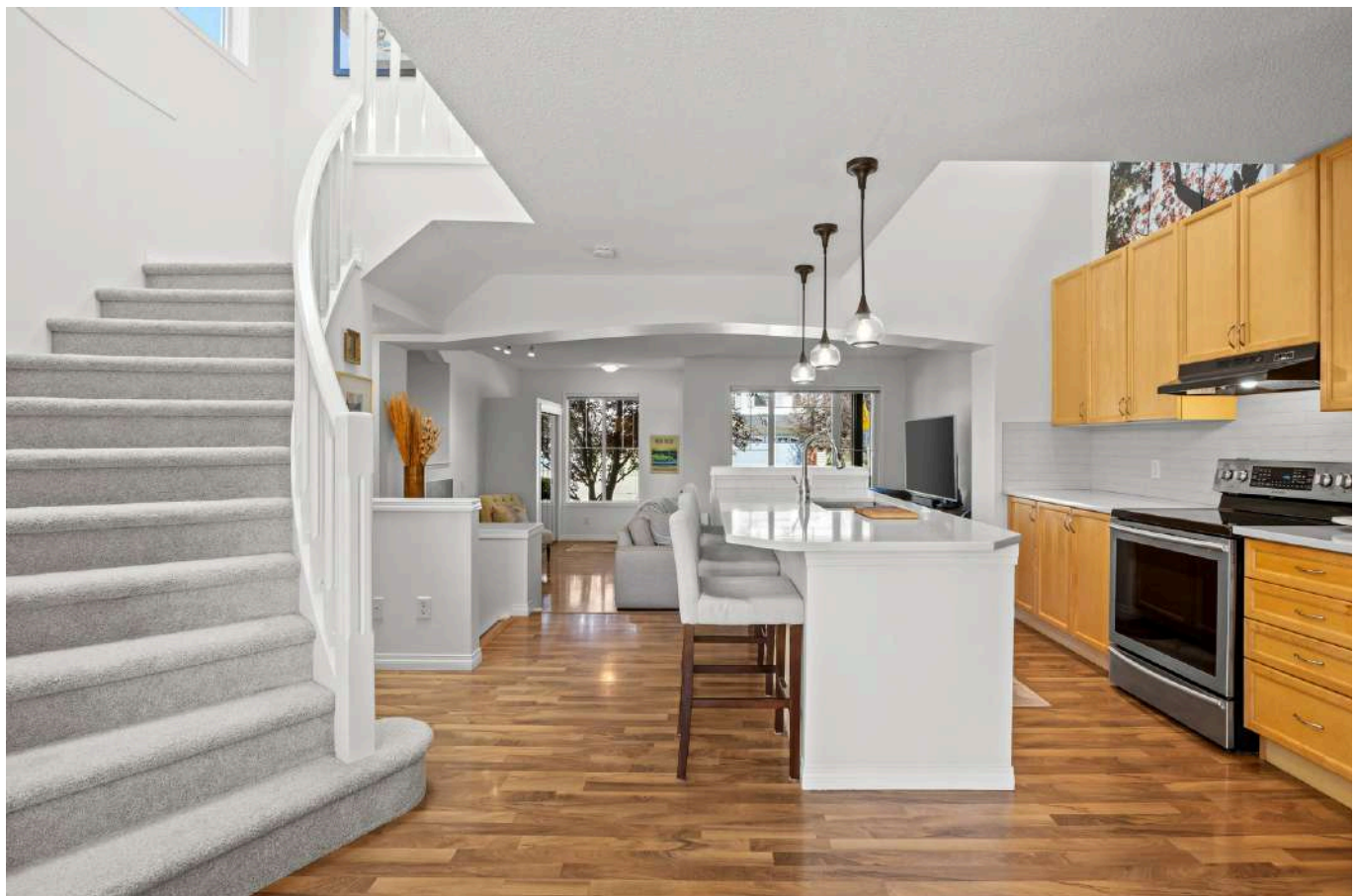


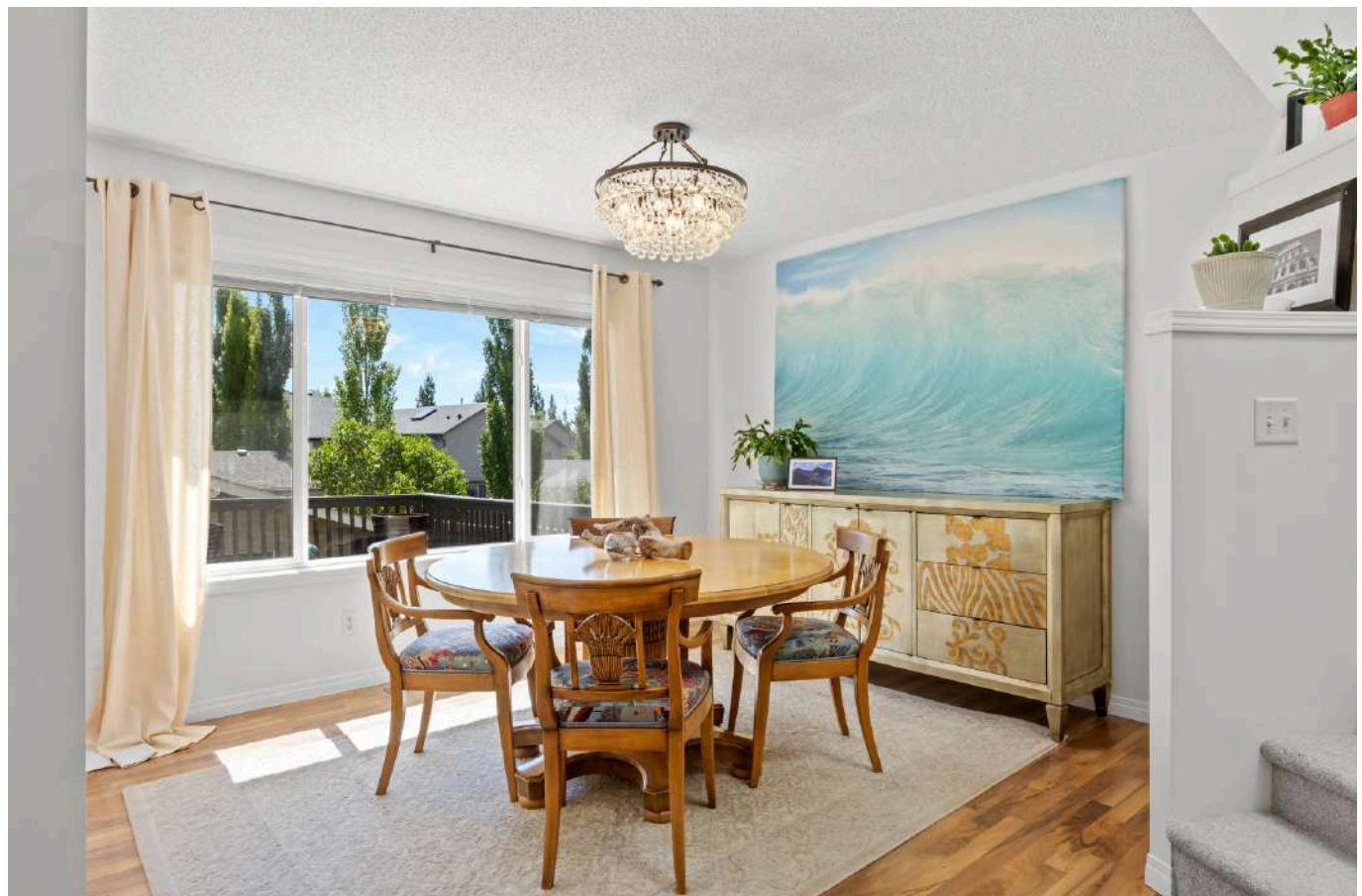
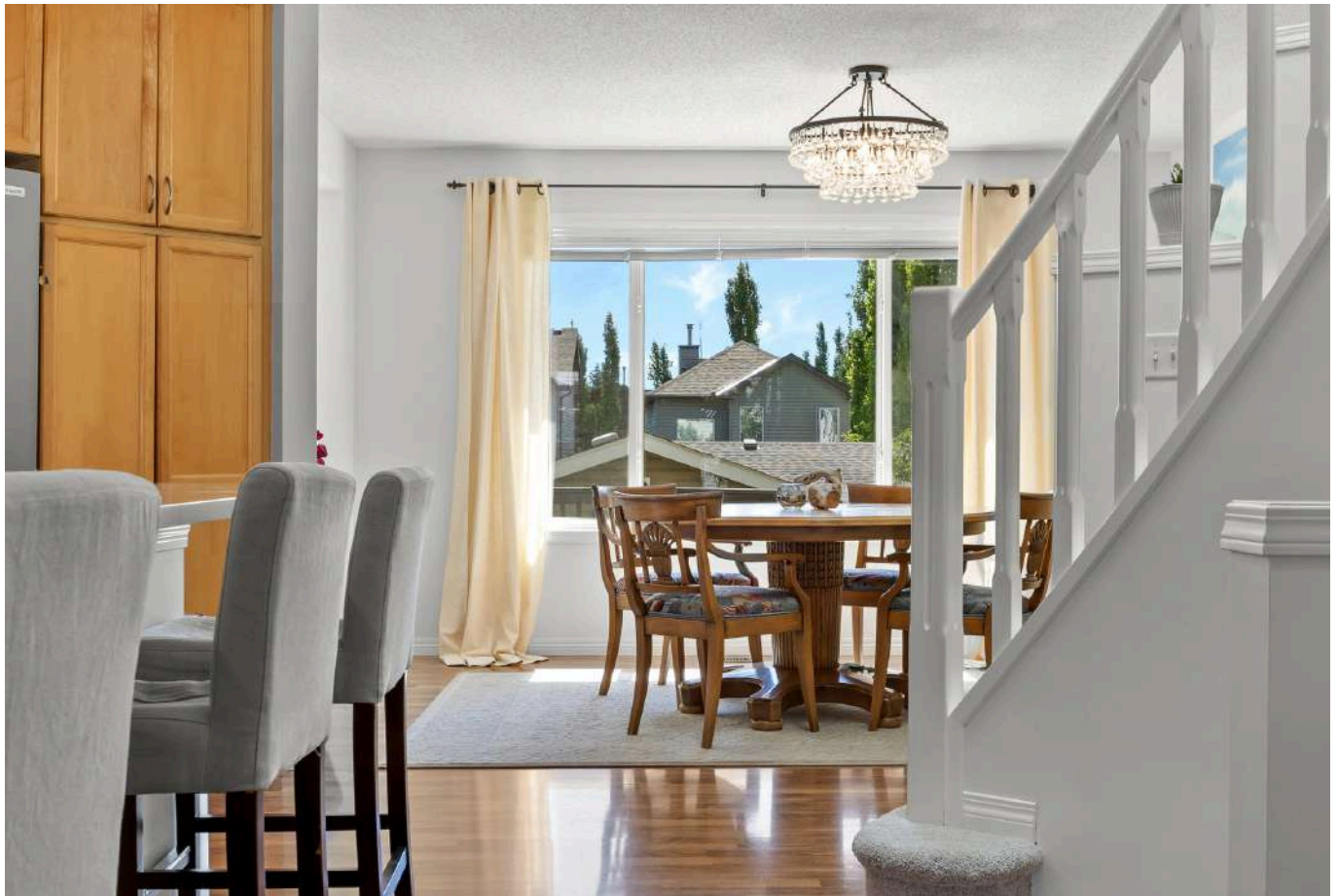


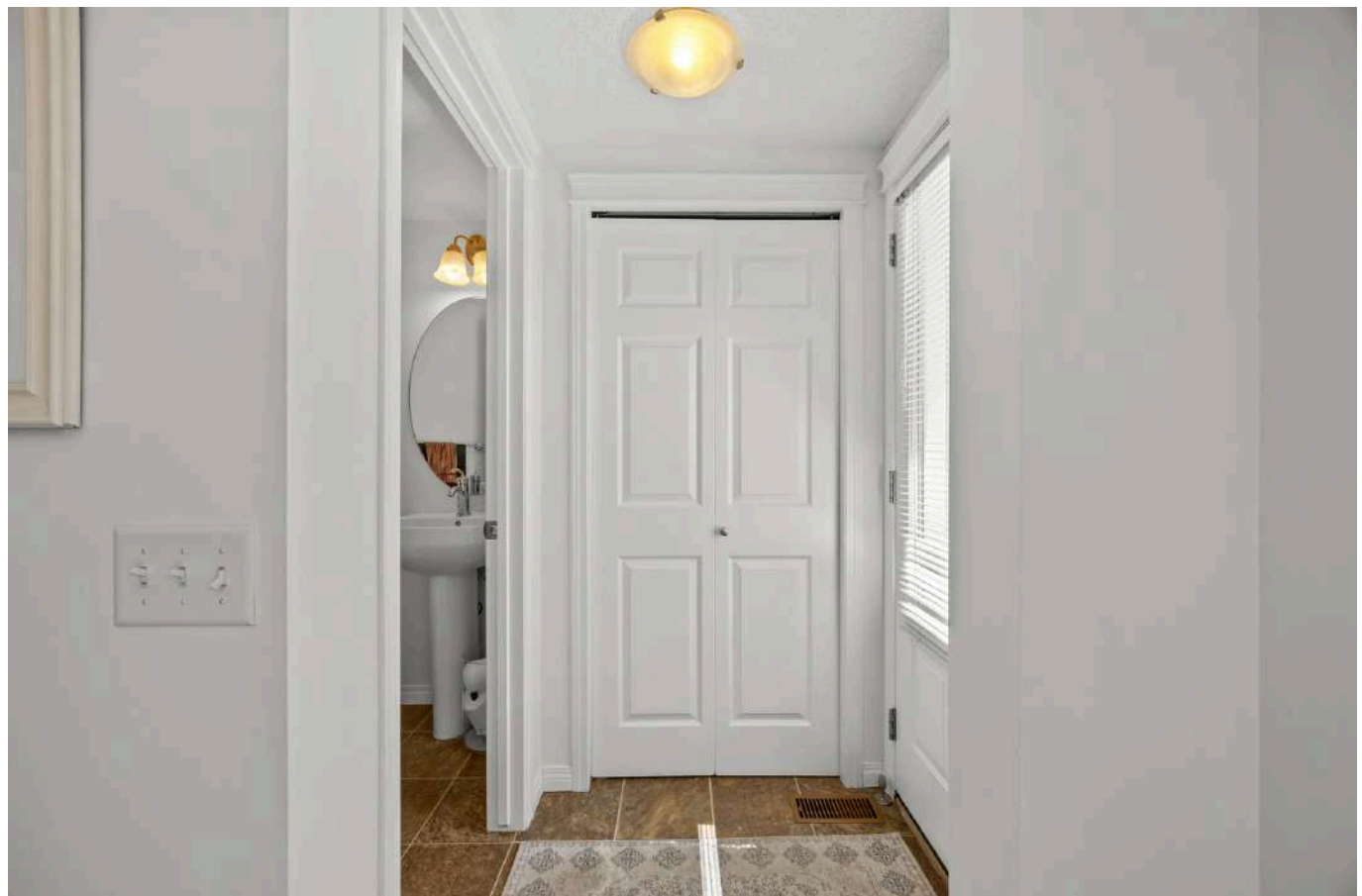
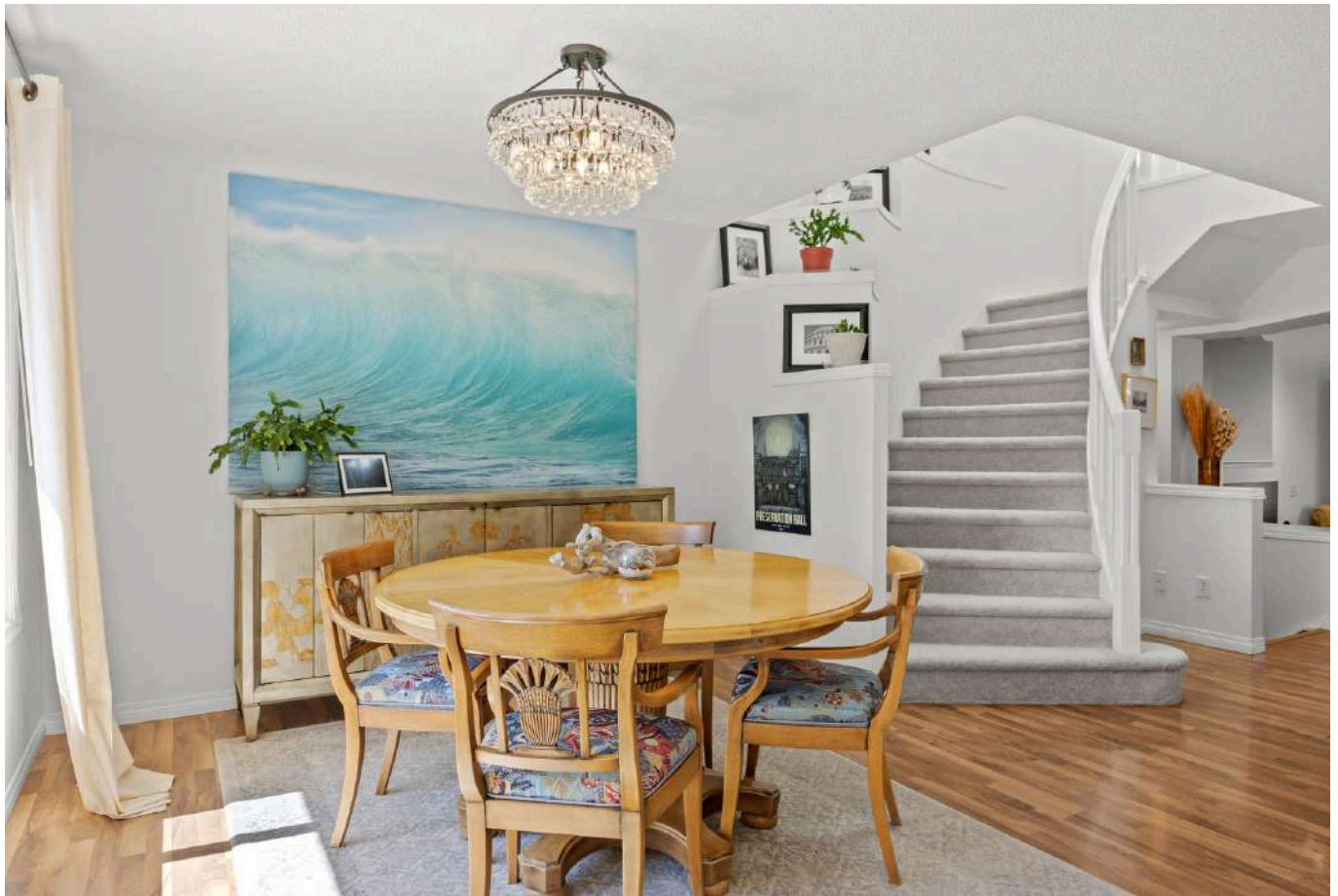


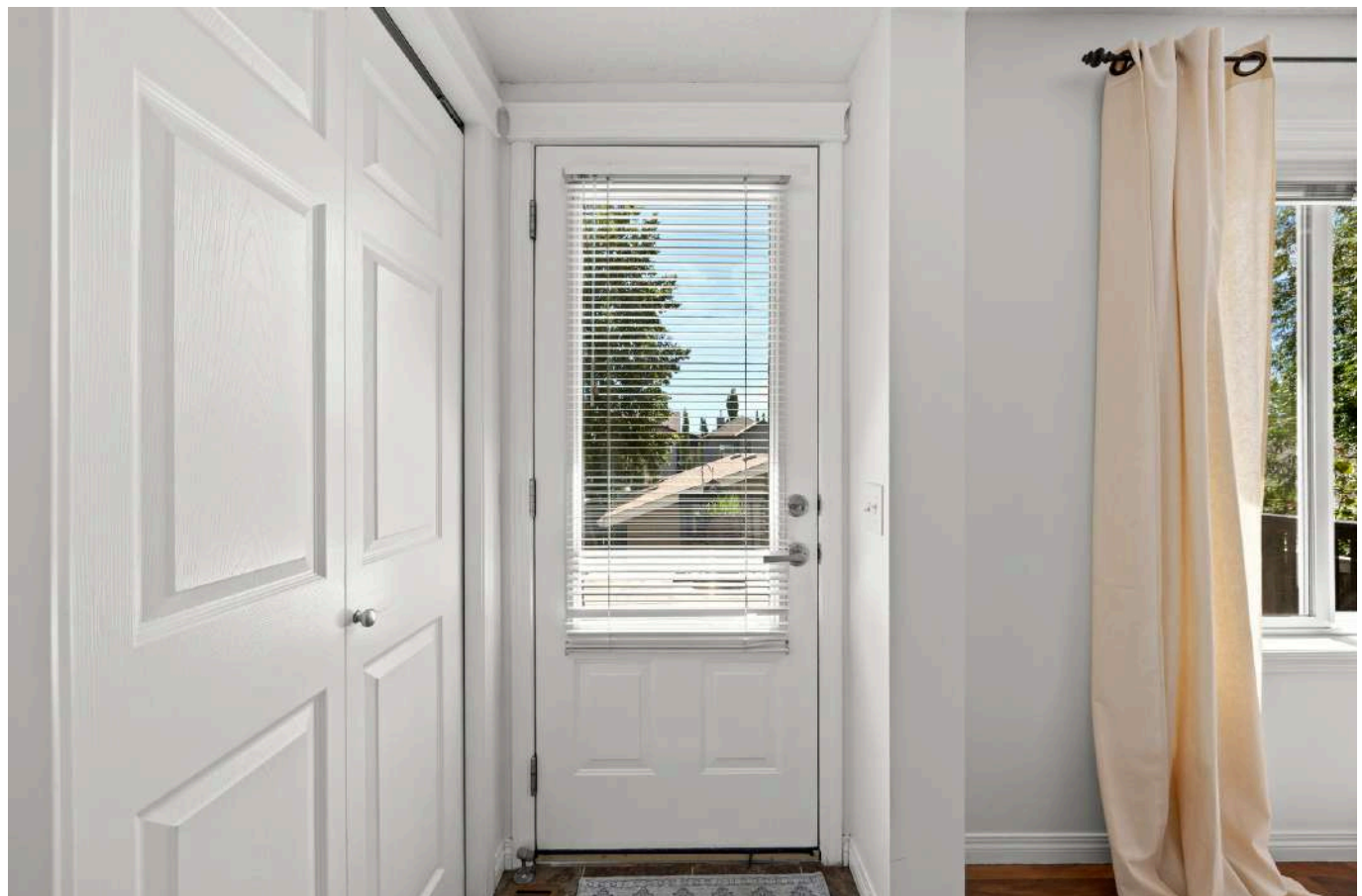








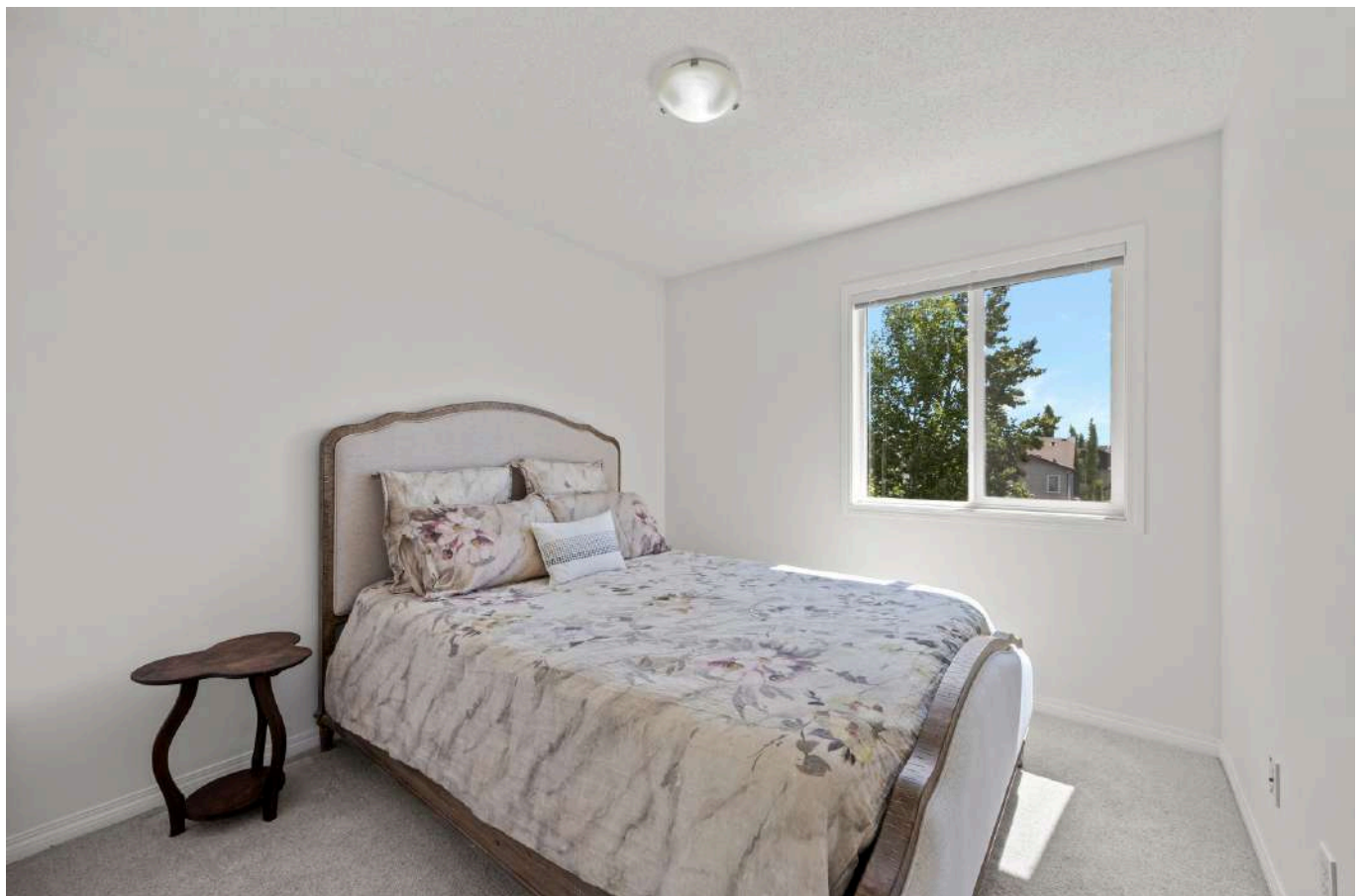


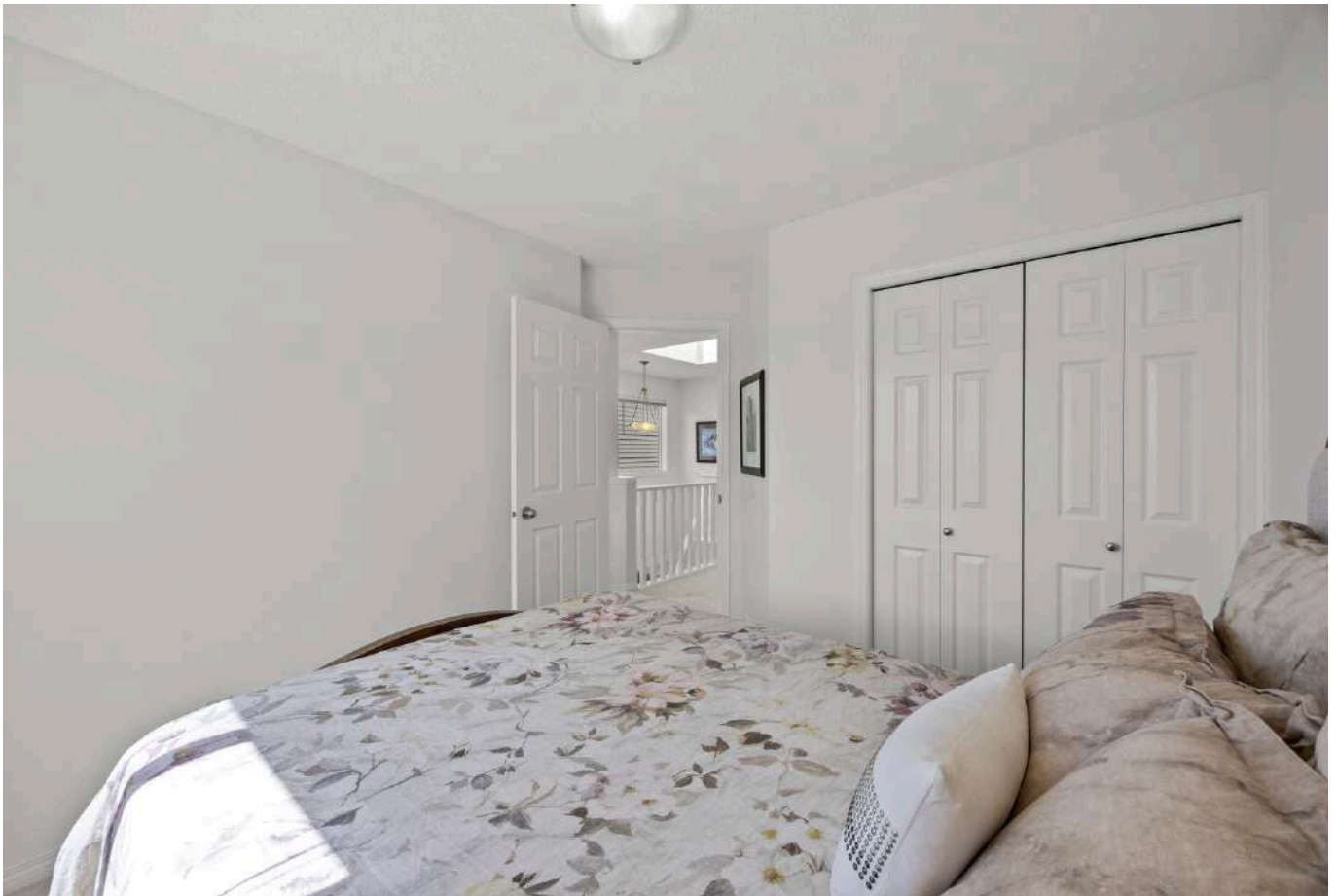


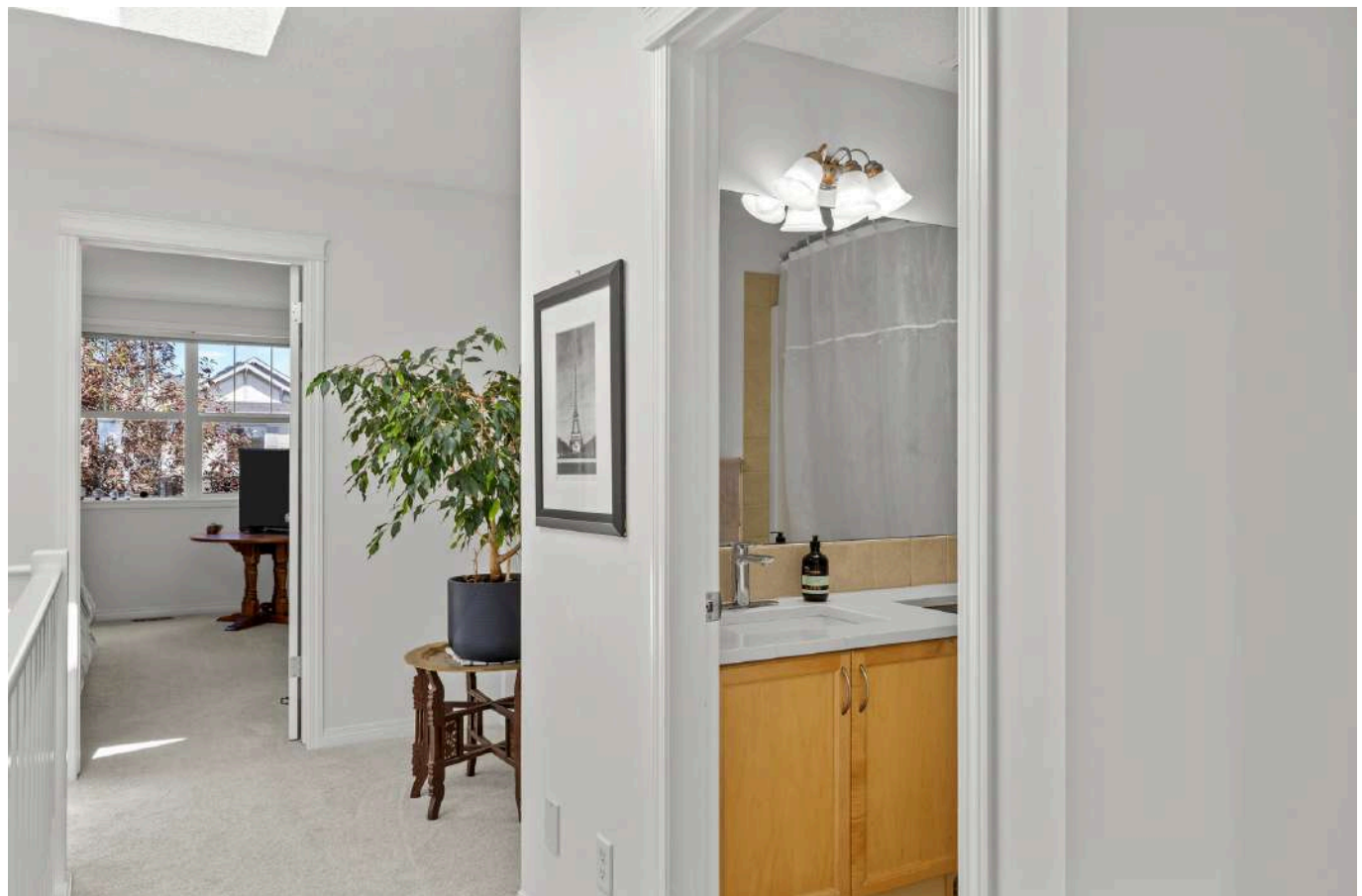


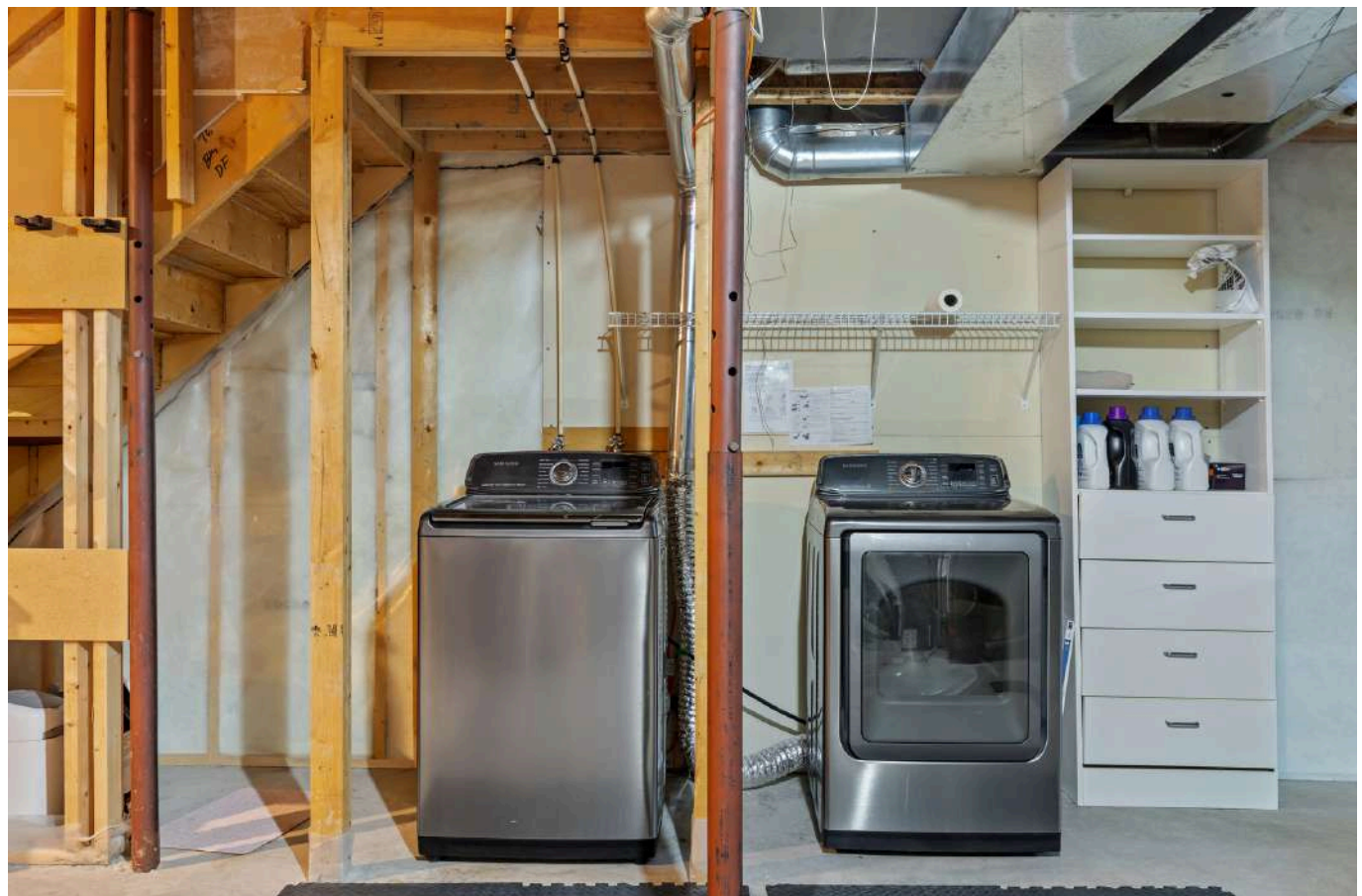






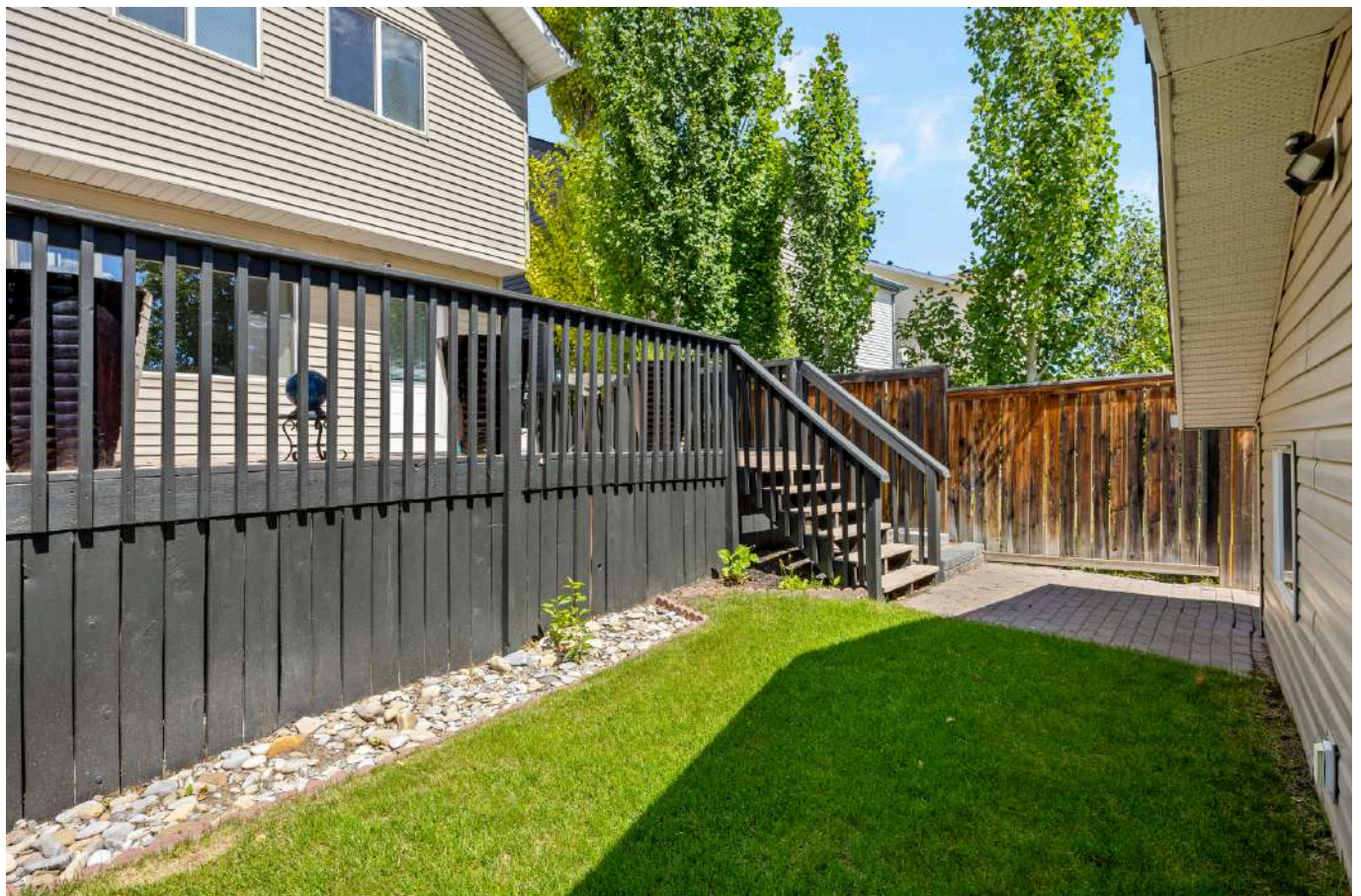












WELCOME TO

TUSCANY



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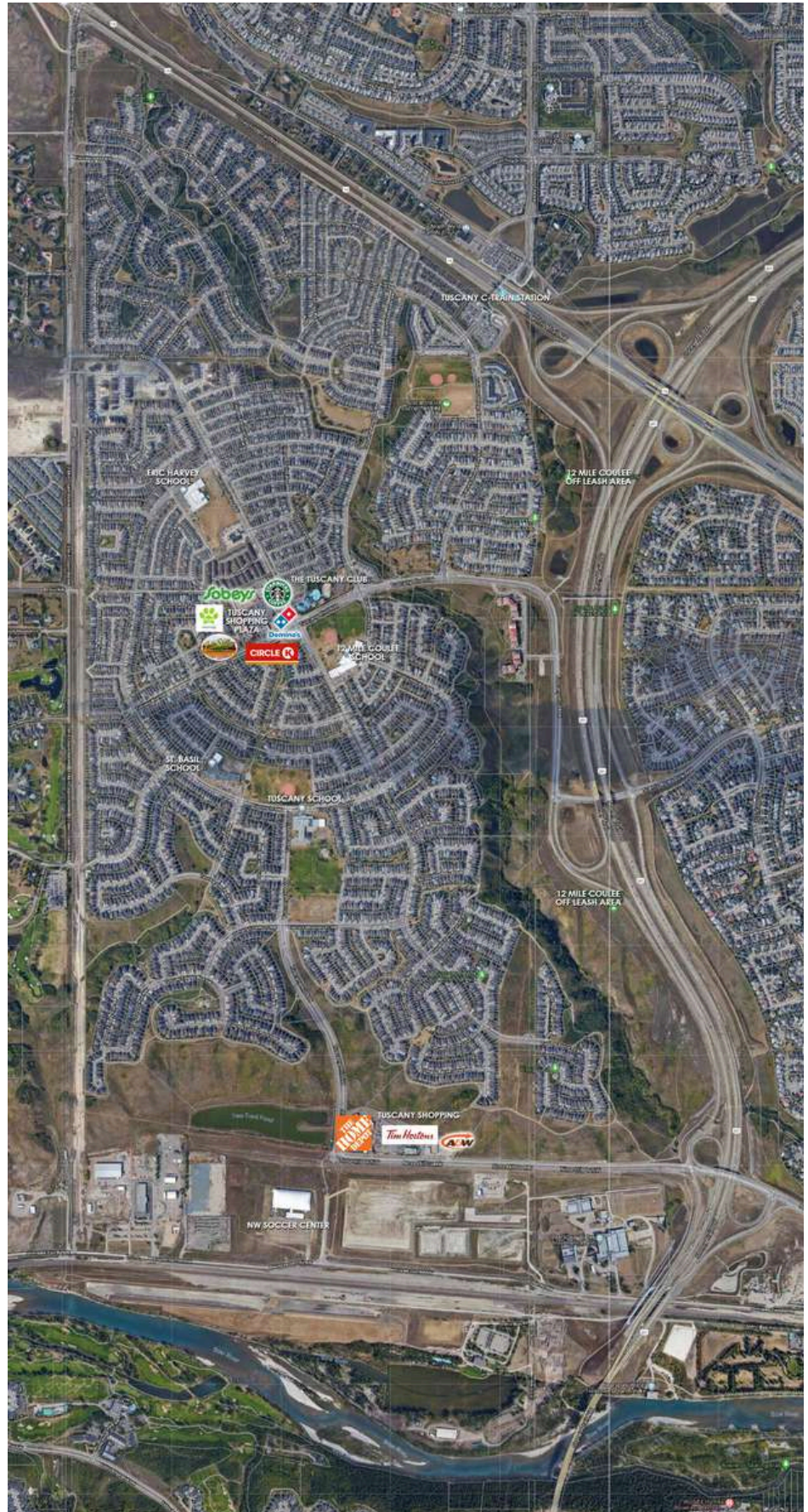
THE COMMUNITY

Tuscany

This beautiful northwest Calgary neighborhood was created in 1994 and has grown into a very desirable location. Home choices from condo and townhomes, to single family and semi-estate options, your perfect home awaits. Shopping is convenient and green spaces and walking paths are plentiful. The district currently has a recreational facility (the Tuscany Club), four schools and a fire station.

**City of Calgary
Tuscany Profile:**

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Tuscany-Profile.aspx>



THE COMMUNITY



THE TUSCANY CLUB

Located in the heart of this community is a place where families can gather, hangout and enjoy all the amenities Tuscany has to offer, including a splash park, playground, skating rink, tennis courts, skate-park, gymnasium and banquet rooms. With special events hosted year round.

<http://www.tuscany-connect.com/>

LINKS:

The Tuscany Community Association

<https://www.tuscanyca.org/>

Tuscany Club Facebook Page:

<https://www.facebook.com/tratuscanyclub/>



SHOPPING



LOCAL SHOPPING:

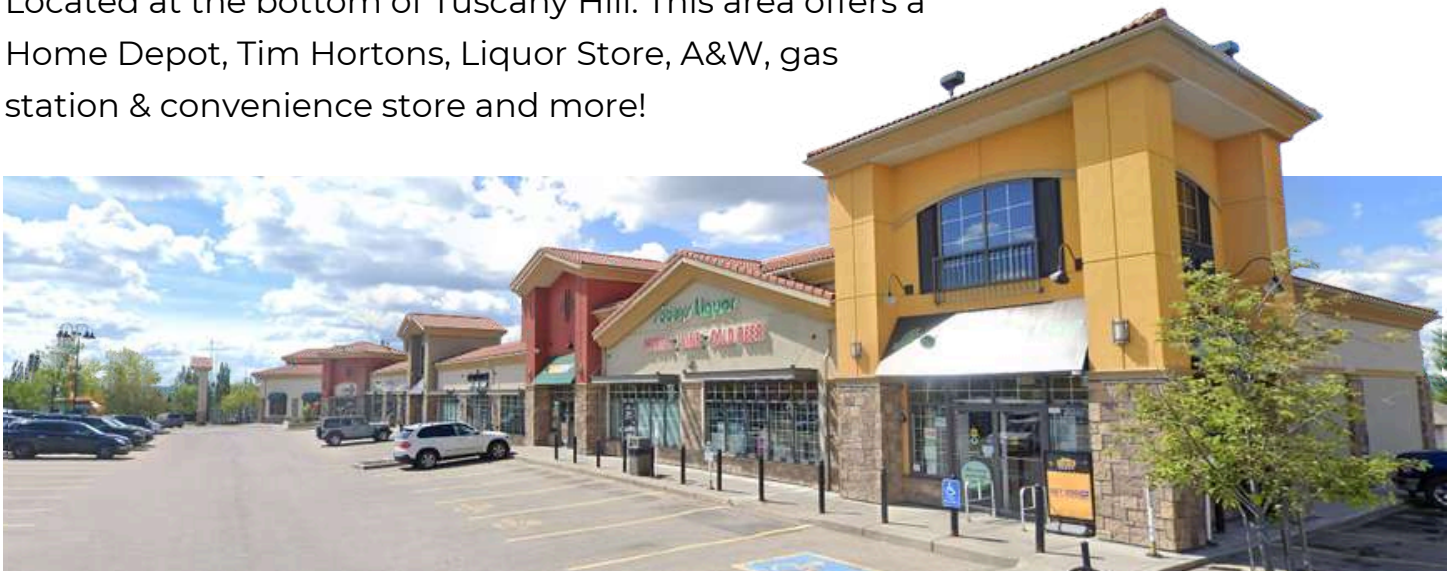
The community offers two shopping areas.

THE TUSCANY MARKET

Everything you need in one convenient location, including Sobeys grocery & liquor store, Rexall drug store, Scotia bank, Circle K convenience store & gas station, Dominos Pizza, Starbucks, The Last Straw (local pub), drycleaners, and numerous services, including an eye doctor, medical walk-in clinic, Chiropractor, Dentist, vets and more!

TUSCANY SHOPPING

Located at the bottom of Tuscany Hill. This area offers a Home Depot, Tim Hortons, Liquor Store, A&W, gas station & convenience store and more!



SHOPPING

GROCERY STORES

Sobeys - 11300 Tuscany Boulevard NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW

Sobeys - 9999 Country Hills Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW



SHOPPING CLOSE BY

ROCKY RIDGE SHOPPING CENTRE

11595 Rockyvalley Dr NW

Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA

500 Royal Oak Dr NW

Restaurants, vets, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE

8888 Country Hills Blvd NW

Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT CROSSING

151 Crowfoot Crescent NW

Grocery stores, restaurants, movie theater, coffee shops, services and more!

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

BEARSPAW FARMERS MARKET -

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>



PARKS & REC

PUBLIC TRANSIT

It is easy to get around Tuscany as there are various bus routes throughout the neighbourhood #74 & #174 that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedule-s-maps>



PARKS & REC

Tuscany is a great family community that offers numerous parks, playgrounds, green spaces, baseball diamonds, soccer fields, walking/biking pathways & trails within its community and everything else is so close by.



PARKS & REC

12 MILE COULEE

The Twelve Mile Coulee is a natural area park located in northwest Calgary with two off-leash areas, a walking/bike path and numerous hiking trails.

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/12-Mile-Coulee.aspx>



OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany.

BOWMONT PARK

Fenced Off-Leash Area

85 Street NW



<https://www.calgary.ca>

LIBRARIES

FREE LITTLE LIBRARY

Charter #3159

<https://www.librarything.com/venue/86730/Little-Free-Library-at-40-Tuscany-Springs-Way-NW>

CROWFOOT LIBRARY

8665 Nose Hill Drive NW Calgary AB

HOURS:

Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm. Saturday 9:00am to 5:00pm, Sunday noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



PARKS & REC

PARKS & REC CLOSE BY

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

PARKS & REC



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW . Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 7 - Country Hills

11955 Country Village Link NE
403-428-6700

Calgary Police Service District 3 - North Haven

4303 14 St NW
403-428-6300



FIRE STATION

CALL 911 for all emergencies.

Tuscany Fire Station #42
345 Tuscany Way NW -

SERVICES & AMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

ROCKYVIEW GENERAL HOSPITAL

(24 hour Emergency)

7007 14 St SW

403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)

1213 4 St SW

403-955-6200

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DENTAL

TUSCANY DENTAL CARE

11300 Tuscany Blvd NW #2078

403-239-0010

<https://www.tuscanydental.com/>

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW

403-244-2273

<https://www.rockyridgedental.com/>

WALK-IN CLINICS

TUSCANY MEDICAL CLINIC

11300 Tuscany Blvd NW

403-374-4222

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232

403-910-1981

<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250

403-262-7787

<https://www.medicareclinic.org/>

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VETS

VCA - TUSCANY VETERINARY HOSPITAL AND BOUTIQUE

11300 Tuscany Blvd NW

403-547-8387

<https://vcacanada.com/tuscany>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

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CHIRO

TUSCANY CHIROPRACTIC & MASSAGE

11300 Tuscany Blvd NW

403-547-6001

<https://www.tuscanychiro.com/home.html>

SCHOOLS

PUBLIC SCHOOLS

Tuscany School (K-4)

990 Tuscany Dr NW

403-777-8060

<http://school.cbe.ab.ca/school/Tuscany>



Eric Harvie School (K-4)

357 Tuscany Drive NW

403-817-3532

<https://www.cbe.ab.ca/ericharvie>



Twelve Mile Coulee School (5-9)

65 Tuscany Hills Road NW

403-817-3390

<http://school.cbe.ab.ca/school/twelvemilecoulee/Pages/default.aspx>



Bowness High School (10-12)

4627 77 Street NW

403-286-5092

<http://schools.cbe.ab.ca/b847/default.htm>



CATHOLIC SCHOOLS

St. Basil School (K-9) Catholic

919 Tuscany Drive NW

403-500-2108

<https://www.cssd.ab.ca/schools/stbasil/About/Pages/default.aspx>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>