

# **\$584,900 - 368, 223 Tuscany Springs Boulevard Nw, Calgary**

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MLS® #A2217783

**\$584,900**

2 Bedroom, 2.00 Bathroom, 1,127 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This spacious 2 bedroom, 2 bathroom unit welcomes you with an open concept main living area. Featuring a well-appointed kitchen with ample cabinet space and breakfast bar; backing onto the bright great room with gleaming hardwood floors and a gas fireplace for cozy, ambiance Calgary's winter months.

This functional layout has been lovingly maintained by original owners and offers a sizeable primary bedroom. Beyond the private ensuite is a large walk in closet.

Through the French doors off the living room, a generous secondary bedroom may serve as a creative home office workspace.

You'll appreciate the in-suite laundry room large enough to offer extra storage space as well as an additional 3 piece main bathroom.

Beyond the living room, the outdoor patio space has been proactively outfitted with a sprinkler system. This upgrade allows a future development possibility of glass enclosure conversion to a three season sun room.

The entire unit is build for comfort in a complex designed to cater to mature, active adults.

Secure underground, heated parking will keep



your vehicle safe and warm through the colder months and is equipped with a convenient car wash bay, while a storage unit keeps all your seasonal goods securely tucked away while still being easily accessible.

The Sierra's of Tuscany is a phenomenal 40+ adult living community featuring an abundance of resort style amenities including an indoor pool, hot tub, billiards room, a library, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites available to rent for out of town visitors. With a robust social and events calendar, this complex fosters a strong adult community and although you won't want to leave; for moments when you must, transport is a breeze with quick access to Crowchild and Stoney Trail & the Tuscany LRT Station located just across the road.

These generously-sized 2 bedroom units are seldom offered in this amazing complex so call your favourite realtor to book a showing today!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217783          |
| Price          | \$584,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,127             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 368, 223 Tuscany Springs Boulevard Nw |
| Subdivision | Tuscany                               |
| City        | Calgary                               |
| County      | Calgary                               |
| Province    | Alberta                               |
| Postal Code | T3L 2M2                               |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Other, Spa/Hot Tub, Visitor Parking, Guest Suite, Pool |
| Parking Spaces | 1                                                                                   |
| Parking        | Parkade, Stall, Underground                                                         |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| # of Stories      | 3                                                                                                |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 107           |
| Zoning         | M-C1          |
| HOA Fees       | 206           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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