

# \$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	108
Zoning	M-C1
HOA Fees	206
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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