

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

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, Guest Suite, Other, Pool, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Underground, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Vinyl Windows, Laminate Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Natural Gas, Baseboard |
| 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 | 75 |
| Zoning | M-C1 |
| HOA Fees | 206 |
| HOA Fees Freq. | ANN |

Listing Details

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

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