

# \$559,900 - 262, 223 Tuscany Springs Boulevard Nw, Calgary

---

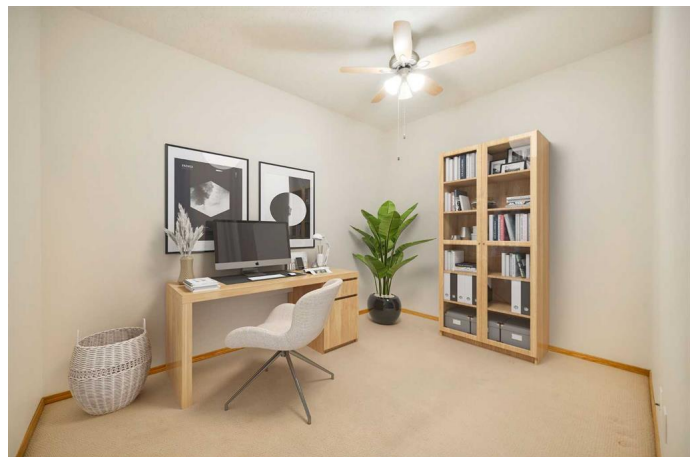
MLS® #A2201005

**\$559,900**

1 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this charming 1 bed + den, and 2 full bathrooms in the ADULT LIVING community of TUSCANY. Offering a perfect blend of simple style, comfort, and convenience, this well-maintained unit is sure to impress. The kitchen features a STAINLESS STEEL sink, a microwave, electric over/stove and a dishwasher for your convenience, all with an OPEN CONCEPT layout seamlessly connecting the spacious living area, making it perfect for both entertaining and relaxing in comfort. This condo feels light and bright with the large windows and glass door to the BALCONY letting in that Alberta sunshine! The balcony is private and perfect for enjoying your morning coffee or a relaxing evening in the fresh air. This home also has a NEWLY INSTALLED AIR CONDITIONER for those summer months. On the colder days though, the GAS FIREPLACE in the living room creates a cozy sanctuary for you to curl up by. In-suite LAUNDRY ROOM comes equipped with a WASHER and DRYER. Living in the Sierras of Tuscany isn't just about owning a beautiful home—it's a lifestyle. The building is packed with incredible amenities, including an INDOOR POOL and HOT TUB, a fully-equipped GYM, and REC CENTER. For those who love community engagement, there is no shortage of activities to join in on! This unit also offers 1 UNDERGROUND PARKING



stall and STORAGE UNIT. With the LRT station just across the street, youâ€™ll have quick and easy access to all of Calgary. Being apart of this community also offers residents to enjoy a BOWLING ALLEY, an INDOOR POOL, a GYM, LIBRARY, BALLROOM, and a MOVIE THEATRE. This is a community like no other! Don't miss your chance to be part of this vibrant and welcoming community while enjoying everything the Sierras of Tuscany has to offer.

Built in 2002

**Essential Information**

MLS® #	A2201005
Price	\$559,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	262, 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, Party Room, Recreation Facilities, Visitor Parking, Indoor Pool, Spa/Hot Tub
Parking Spaces	1

Parking	Assigned, Heated Garage, Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Microwave, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Balcony, Other
Construction	Brick, Stucco

### Additional Information

Date Listed	March 14th, 2025
Days on Market	45
Zoning	M-C1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.