

# \$295,000 - 260, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2201098

**\$295,000**

1 Bedroom, 1.00 Bathroom, 649 sqft  
Residential on 0.00 Acres

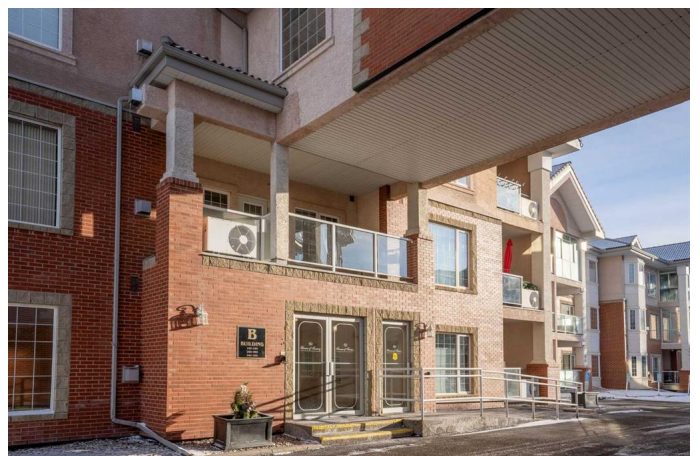
Tuscany, Calgary, Alberta

Nestled in one of Calgary's most desirable 40+ adult living communities, this charming 1-bedroom, 1-bathroom condo offers comfort, style, and an unbeatable lifestyle. From the moment you step into this meticulously maintained unit, you'll be impressed by the thoughtful upgrades and exceptional amenities.

The kitchen is a true highlight, featuring sleek black appliances, a brand-new Bosch dishwasher, and stunning granite countertops installed just two weeks ago. With ample pantry and storage space, meal preparation is both convenient and enjoyable. The open-concept layout flows seamlessly into the spacious living area, perfect for entertaining or relaxing.

The bedroom is cozy and inviting, while the 4-piece bathroom has been enhanced with a convenient "step-through" addition to the tub, making accessibility a breeze. In-suite laundry adds to the ease of living, while the unit's location just steps away from the elevator ensures hassle-free accessibility. Also, enjoy having no neighbors above you; or below you!

Step out onto your massive private balcony, perfect for morning coffee or evening relaxation. Downstairs, your heated underground parking stall comes with a



personal storage room at the back, adding even more convenience to your day-to-day life.

This building is more than just a home—it's a lifestyle! The Sierras of Tuscany boasts incredible amenities, including an indoor pool and hot tub, a fully-equipped gym, a rec center with pool tables and a bowling alley, a craft room, and even a car wash. For social butterflies, there's a ballroom for dance classes, a theater for movie nights, and endless opportunities to join in community activities.

With the LRT station directly across the street, getting around the city has never been easier. Don't miss your chance to join this vibrant community and enjoy everything the Sierras of Tuscany has to offer.

Built in 2003

### **Essential Information**

MLS® #	A2201098
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	649
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	260, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L2M2

### Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop, Indoor Pool, Pool, Recreation Facilities, Spa/Hot Tub
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Stall, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Other
Construction	Brick, Stucco

### Additional Information

Date Listed	March 10th, 2025
Days on Market	3
Zoning	M-C1
HOA Fees	206
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.