

# \$675,000 - 102, 223 Tuscany Springs Boulevard Nw, Calgary

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MLS® #A2233299

**\$675,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

START THE CAR - Units like this seldom come to the market! Fully RENOVATED home with majestic ROCKY MOUNTAIN VIEWS! Welcome to Sierra's of Tuscany. An exclusive community and lifestyle like no other. This 40+ adult living complex is fully loaded with every possible amenity. Residents have access to an indoor pool, hot tub, theatre, bowling alley, workshop, fitness facility, car wash and more. This spacious 2 bedroom + 2 bathroom unit has been fully transformed with a gorgeous and functional renovation. Open concept with dazzling West-facing sunshine. The chefs kitchen boasts a large island with WATERFALL QUARTZ COUNTERTOP, NEWER STAINLESS STEEL APPLIANCES and custom soft close-cabinetry. Relax in the enclosed sunroom and behold BEAUTIFUL VIEWS of the ravine and mountains! The primary bedroom features a 3-pc ensuite with walk-in shower, quartz counters and a custom walk-in closet. The second bedroom has an awesome, custom built bar with a bar fridge. There is a roomy laundry room with brand NEW WASHER and ample storage. Refreshing CENTRAL AIR CONDITIONING and custom ledge stone FIREPLACE. Other notable features include: durable vinyl plank flooring throughout, rounded corners, underground parking and extra storage locker. This complex is incredibly well-run, with a healthy reserve fund and condo fees that



include ALL UTILITIES (electricity, heat and water). Easy access to the LRT station, Tuscany Residents Club, schools, shopping, walking paths, major roadways and more. There is nothing left to do but move in and enjoy! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.

Built in 2001

### Essential Information

MLS® #	A2233299
Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

### Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Other, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Storage, Trash, Visitor Parking, Gazebo, Workshop
Parking Spaces	1
Parking	Assigned, Guest, Heated Garage, Parkade, Secured, Stall, Underground, Workshop in Garage

## Interior

Interior Features	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Clay Tile
Construction	Brick, Stucco

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	M-C1 d125
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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