

# **\$548,000 - 258, 223 Tuscany Springs Boulevard Nw, Calgary**

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MLS® #A2249196

**\$548,000**

2 Bedroom, 2.00 Bathroom, 1,175 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Located in the desirable community of Tuscany, this 40+ adult living complex definitely won't disappoint. Welcome to Sierra's of Tuscany. This Stunning Corner Unit offers 1175 sqft of exceptional living space, 2 Expansive Bedrooms, 2 Baths, AC and so much more. Upon entering, you'll notice 9 ft Ceilings throughout, a spacious living room with gas fireplace, a vast dining area and a bright open floor plan that's made for entertaining. The kitchen showcases white appliances, plenty of cabinet space and island. Relax on your South facing balcony while backing onto a Green space and enjoy beautiful Mountain Views. A spacious Primary Retreat that features a Walk In Closet as well as a 3 piece ensuite. A Second bedroom thats perfect for family and friends when they come to visit. 4 Piece bathroom and laundry/storage room to complete this unit. This property also comes with one assigned parking stall and storage unit. Condo fees include All Utilities ( Electricity, Heat & Water). This Incredible complex only has the best amenities that include a Huge Indoor Salt Water Pool, Hot Tub, Movie Theatre, Bowling Alley, Workshop, Fitness Center, Car Wash, Billiards Room and the list goes on. Conveniently located, only a short walk to the LRT and minutes away from schools, parks, shops, walking/bike pathways, restaurants and the Tuscany Residents Club. Easy access to Crowchild and Stoney Trail.



Come see this incredible property for yourself!

Built in 2001

### Essential Information

MLS® #	A2249196
Price	\$548,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	258, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Workshop, Indoor Pool, Recreation Facilities
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	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	August 17th, 2025
Days on Market	1
Zoning	M-C1 d125
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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