

# \$439,000 - 292, 223 Tuscany Springs Boulevard Nw, Calgary

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MLS® #A2239543

**\$439,000**

1 Bedroom, 1.00 Bathroom, 848 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This one bedroom plus den unit has a great layout with a large south-facing living room with a bay window that lets in lots of natural light as does the adjacent covered balcony that has a gas hookup. There is a floor to ceiling stone fireplace (gas) and there is sufficient room adjacent to the open kitchen for a dining table and chairs. The kitchen has granite counter-tops including a raised eating bar, tiled backsplash and stainless-steel appliances. The high quality vinyl plank flooring was installed recently as well as the bathroom tub was removed and a lovely large, double sized shower was installed with very high-quality finishing and fixtures. There are plenty of storage options including the bedroom walk-in closet, the den closet, a spacious kitchen pantry, large linen closet, front hall closet as well as a very large storage locker in the underground garage. The Sierras of Tuscany is a phenomenal 40+ adult living community featuring an abundance of resort style amenities including an indoor pool, hot tub, billiards room, massive meeting room with elevated library area, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites available for 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



those times when you must, transport is a breeze with quick access to Crowchild and Stoney Trail and the Tuscany LRT Station located just across the road.

Built in 2001

**Essential Information**

MLS® #	A2239543
Price	\$439,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	292, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

**Amenities**

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Visitor Parking, Car Wash, Guest Suite, Workshop
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

**Interior**

Interior Features	Storage
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Brick, Stucco

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	M-C1 d125
HOA Fees	206
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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