$595,000 - 308, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2269354

$595,000
2 Bedroom, 2.00 Bathroom, 1,277 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to one of the largest units in the sought-after Sierras of Tuscany, a vibrant 55+ community offering resort-style amenities and breathtaking and mountain ravine views. This bright, west-facing condo features 2 bedrooms PLUS A LARGE DEN, 9-foot ceilings, elegant crown moldings, and a cozy fireplaceâ€”creating an inviting atmosphere youâ€™ll love coming home to.
The open-concept kitchen includes an eating bar and flows seamlessly into the spacious living and dining areas, perfect for entertaining. Enjoy morning coffee or evening sunsets in the sunroom, framed by panoramic views of the Rockies.
The home also offers 2 full bathrooms, and a large walk-in closet in the primary suite. Youâ€™ll also appreciate in-suite laundry, extra storage, and heated underground parking for ultimate convenience. The air conditioning (installed just 2 years ago) ensures year-round comfort.
Residents of the Sierras of Tuscany enjoy an incredible array of amenitiesâ€”including a bowling alley, indoor pool, games area, fitness room, library, and moreâ€”plus a welcoming social atmosphere. Pets are allowed with approval, making this an ideal home for those seeking both comfort and community.
Experience the perfect blend of space, style, and serenity in this beautifully maintained condoâ€”your new mountain-view retreat

awaits!

Built in 2003

Essential Information

MLS® #	A2269354
Price	$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,277
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 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, Other, Spa/Hot Tub, Visitor Parking, Pool
Parking Spaces	1
Parking	Parkade, Underground
Has Pool	Yes

Interior

Interior Features	Crown Molding, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Other
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	November 11th, 2025
Days on Market	5
Zoning	M-C1 d125
HOA Fees	206
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District

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