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

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 wonâ€™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, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Visitor Parking, Car Wash, Workshop
Parking Spaces	1
Parking	Underground, Assigned
# of Garages	1

Interior

Interior Features	Storage

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	23
Zoning	M-C1 d125
HOA Fees	206
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions

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.