

# \$679,900 - 222, 223 Tuscany Springs Boulevard Nw, Calgary

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MLS® #A2240304

**\$679,900**

2 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This beautifully fully renovated 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and community in one of NW Calgary's most sought after adult-living buildings. Step inside to discover a bright and open floor plan featuring brand-new laminate flooring throughout, a sparkling modern kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The spacious living room is anchored by a cozy gas fireplace with new stone surround, perfect for relaxing or entertaining. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite features a generous walk-in closet and a private 3-piece ensuite, while the second bedroom has access to a full 4-piece bath—ideal for guests or a home office setup. Additional perks include in-suite laundry within a spacious storage room, air conditioning, and a southwest-facing balcony with gas BBQ hookup for those sunny afternoons. But what truly sets this property apart is the building itself. The Sierras of Tuscany is a vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: an indoor pool and hot tub, a fitness centre, bowling alley, billiards and games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom, and even guest suites for visiting friends and family. Enjoy the strong sense of community with a impressive social



calendar full of activities that keep you engaged and connected. Plus, youâ€™re just steps away from the Tuscany C-Train station, giving you fast access to the entire city. This is more than a condoâ€”itâ€™s a lifestyle. Donâ€™t miss your chance to join this incredible community.

Built in 2001

**Essential Information**

MLS® #	A2240304
Price	\$679,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	222, 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, Indoor Pool, Other, Party Room, Recreation Facilities, Secured Parking, Visitor Parking, Spa/Hot Tub, Workshop
Parking Spaces	1
Parking	Stall, Underground

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	July 19th, 2025
Days on Market	1
Zoning	M-C1 d125
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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