

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

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 that's 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, Parking, Party Room, Recreation Facilities, Secured Parking, Guest Suite, Indoor Pool, Workshop
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	2
Zoning	M-C1 d125
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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