

**241, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2282912



\$439,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Tuscany | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 938 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 618 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 d125 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: Broil King BBQ

Welcome to The Sierras of Tuscany, where lifestyle and community truly come first. This beautifully maintained Air conditioned 2 bedroom, 2 bathroom condo offers the perfect balance of comfort, convenience, and connection in a vibrant 40+ building where neighbours quickly feel like friends. Inside, the layout is smart and functional, with updated appliances, faucets, and toilets, great natural light from the south exposure, and a private balcony to enjoy the sunshine. The open kitchen flows easily into the dining and living areas, making everyday living and entertaining feel effortless. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom and full bathroom are ideal for guests or a flexible home office. What truly sets this building apart is the unmatched sense of community and the incredible amenities at your doorstep. Start your day with a swim, fit in a workout, catch a movie in the theatre, or finally explore a hobby like woodworking or crafting alongside like-minded residents. With a pool and spa, gym, library, games room, bowling alley, workshop, party room, and more — there’s always something to do, if and when you want it. Air Conditioning, In-suite laundry, excellent storage, additional assigned storage downstairs, and even a car wash in the parkade add everyday ease and make downsizing feel gradual and comfortable — not rushed. This is more than a condo. It’s a lifestyle upgrade.