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GRASSROOTS REALTY GROUP

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219, 223 Tuscany Springs Boulevard NW Calgary, Alberta

MLS # A2297667

$349,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	718 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Secured, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 468
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C1 d125
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Recreation Facilities, See Remarks		

Inclusions: Central air condition "as-is", Electric stove "as-is"

Rare opportunity to own in the highly sought-after Sierras of Tuscany, a vibrant 40+ adult living community offering a true resort-style lifestyle. This immaculate one-bedroom unit presents an exceptional entry price point and the convenience of condo living at its finest—no need to leave the building with the incredible amenities at your doorstep. The bright, open-concept layout features luxury vinyl plank flooring throughout, California shutters, and a cozy corner fireplace that anchors the living space. The well-designed kitchen flows seamlessly into the dining and living areas, creating an inviting space to relax or entertain. Enjoy year-round use of the fully enclosed balcony/sunroom, perfect for morning coffee or quiet evenings. The spacious primary bedroom includes a walk-in closet, while the in-suite laundry and storage room add everyday functionality. Heated underground parking and a large separate storage unit are also included. This well-managed building is known for its unmatched amenities, including an indoor saltwater pool and hot tub, fitness centre, bowling alley, billiards and games room, movie theatre, library, craft and woodworking rooms, Panorama Room/ballroom/party room, guest suites, and even a car wash. Ideally located just steps to green space and the Tuscany LRT station, with quick access to Crowchild Trail and Stoney Trail, plus nearby shopping and amenities. Condo fees include all utilities—heat, water, sewer, and electricity—offering outstanding value and peace of mind. An immaculate, move-in-ready home in one of NW Calgary’s most desirable adult communities—this is a must see.

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