

**119, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2313495



\$359,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, 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:	Ceiling Fan(s), French Door, Vinyl Windows		

Inclusions: Door fobs, garage transponder

Rare opportunity to own a spacious 1-bedroom, 1.5-bath main floor condo in the highly sought-after The Sierras of Tuscany — one of NW Calgary's premier 40+ adult living communities. Offering 715 sq. ft. of thoughtfully designed living space, this apartment style condo combines comfort, convenience, and an exceptional lifestyle. Residents enjoy an unmatched selection of resort-style amenities including an indoor saltwater pool and hot tub, fitness centre, bowling alley, billiards and games room, library, movie theatre, arts & crafts studio, woodworking shop, wine room, ballroom, and three guest suites for visiting family and friends. Ideally located just steps from the Tuscany LRT station and Crowfoot Crossing, this well-appointed unit features updated stainless steel appliances, wide plank luxury vinyl flooring, central air conditioning, a cozy gas fireplace, in-suite laundry, a convenient 2-piece powder room, heated underground parking, and a large private storage unit. The open-concept layout offers a spacious primary bedroom with a 4-piece ensuite bathroom and walk through closet. French doors lead to a generous private balcony complete with a natural gas hookup for your BBQ or patio heater — perfect for relaxing or entertaining. Condo fees include all utilities: electricity, heat, water, and sewer. Immediate possession available