

# \$439,000 - 292, 223 Tuscany Springs Boulevard Nw, Calgary

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MLS® #A2239543

**\$439,000**

1 Bedroom, 1.00 Bathroom, 848 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This one bedroom plus den unit has a great layout with a large south-facing living room with a bay window that lets in lots of natural light as does the adjacent covered balcony that has a gas hookup. There is a floor to ceiling stone fireplace (gas) and there is sufficient room adjacent to the open kitchen for a dining table and chairs. The kitchen has granite counter-tops including a raised eating bar, tiled backsplash and stainless-steel appliances. The high quality vinyl plank flooring was installed recently as well as the bathroom tub was removed and a lovely large, double sized shower was installed with very high-quality finishing and fixtures. There are plenty of storage options including the bedroom walk-in closet, the den closet, a spacious kitchen pantry, large linen closet, front hall closet as well as a very large storage locker in the underground garage. The Sierras of Tuscany is a phenomenal 40+ adult living community featuring an abundance of resort style amenities including an indoor pool, hot tub, billiards room, massive meeting room with elevated library area, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites available for rent for out-of-town visitors. With a robust social and events calendar, this complex fosters a strong adult community and although you won't want to leave, for



those times when you must, transport is a breeze with quick access to Crowchild and Stoney Trail and the Tuscany LRT Station located just across the road.

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239543          |
| Price          | \$439,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 292, 223 Tuscany Springs Boulevard Nw |
| Subdivision | Tuscany                               |
| City        | Calgary                               |
| County      | Calgary                               |
| Province    | Alberta                               |
| Postal Code | T3L 2M2                               |

**Amenities**

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Visitor Parking, Car Wash, Workshop |
| Parking Spaces | 1                                                                                                                                                                            |
| Parking        | Underground, Assigned                                                                                                                                                        |
| # of Garages   | 1                                                                                                                                                                            |

**Interior**

|                   |         |
|-------------------|---------|
| Interior Features | Storage |
|-------------------|---------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating         | Baseboard, Natural Gas                                                                             |
| Cooling         | Central Air                                                                                        |
| Fireplace       | Yes                                                                                                |
| # of Fireplaces | 1                                                                                                  |
| Fireplaces      | Gas                                                                                                |
| # of Stories    | 3                                                                                                  |

## Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Roof              | Clay Tile     |
| Construction      | Brick, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 25              |
| Zoning         | M-C1 d125       |
| HOA Fees       | 206             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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