

\$545,000 - 347, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2237747

\$545,000

2 Bedroom, 2.00 Bathroom, 1,029 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to the Sierras of Tuscany – a vibrant 40+ adult living community where comfort, connection, and resort-style amenities come together beautifully! This spacious and beautifully maintained 2-Bedroom, 2-Bathroom top-floor unit offers an open-concept layout designed for both everyday living and entertaining. The bright and spacious Kitchen features beautiful granite countertops and updated cabinets making it perfect for the chef in the family. The Living Room and Dining Room combination is highlighted with large windows filling the space with natural light, gleaming hardwood floors and a cozy corner gas fireplace – making this an inviting space to unwind or to entertain family and friends. Step through to your private enclosed Sunroom, ideal for enjoying your morning coffee or relaxing with a book. The generous Primary Suite includes a spacious Walk-in Closet and a private 3pc Ensuite. A second Bedroom and additional full Bathroom offer flexibility for guests or a Home Office. You™ll also love the convenience of in-suite Laundry with extra storage space. Enjoy peace of mind with secure, heated underground parking (complete with two car wash bays) and an additional storage unit for your seasonal items. Living in the Sierras of Tuscany means access to unparalleled amenities: an indoor pool and hot tub, fully equipped fitness center, bowling alley, billiards



room, library, movie theatre, woodworking and arts & crafts rooms, wine room, ballroom, and guest suites for visitors. A robust social calendar fosters a strong sense of community, so you can stay active and engaged. With the Tuscany C-Train station just across the street and quick access to Crowchild and Stoney Trail make getting around the city a breeze. This rarely available top-floor gem is more than a home – it's a lifestyle and is TRULY A MUST SEE!!

Built in 2003

Essential Information

MLS® #	A2237747
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	347, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

Amenities

Amenities	Elevator(s), Parking, Recreation Room, Visitor Parking, Car Wash, Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage, Workshop
-----------	--

Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 7th, 2025
Days on Market	73
Zoning	M-C1 d125
HOA Fees	206
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.