# \$679,900 - 222, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2240304

#### \$679,900

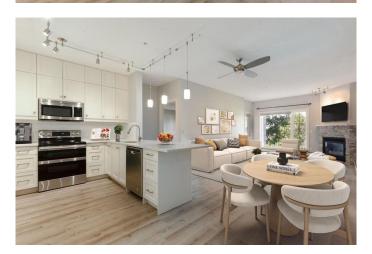
2 Bedroom, 2.00 Bathroom, 1,064 sqft Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This beautifully renovated 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and community in one of NW Calgary's most sought after adult-living buildings. Step inside to discover a bright and open floor plan featuring brand-new laminate flooring throughout, a sparkling modern kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The spacious living room is anchored by a cozy gas fireplace with new stone surround, perfect for relaxing or entertaining. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite features a generous walk-in closet and a private 3-piece ensuite, while the second bedroom has access to a full 4-piece bathâ€"ideal for guests or a home office setup. Additional perks include in-suite laundry within a spacious storage room, air conditioning, and a southwest-facing balcony with gas BBQ hookup for those sunny afternoons. But what truly sets this property apart is the building itself. The Sierras of Tuscany is a vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: an indoor pool and hot tub, a fitness centre, bowling alley, billiards and games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom, and even guest suites for visiting friends and family. Enjoy the strong sense of community with a impressive social







calendar full of activities that keep you engaged and connected. Plus, you're just steps away from the Tuscany C-Train station, giving you fast access to the entire city. This is more than a condoâ€"it's a lifestyle. Don't miss your chance to join this incredible community.

#### Built in 2001

#### **Essential Information**

MLS® # A2240304 Price \$679,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,064
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 222, 223 Tuscany Springs Boulevard Nw

Subdivision Tuscany
City Calgary
County Calgary
Province Alberta
Postal Code T3L 2M2

#### **Amenities**

Amenities Elevator(s), Fitness Center, Indoor Pool, Other, Party Room, Secured

Parking, Visitor Parking, Car Wash, Guest Suite, Recreation Facilities,

Spa/Hot Tub, Workshop

Parking Spaces 1

Parking Stall, Underground

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See

Remarks, Storage, Track Lighting, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

# of Stories 3

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

#### **Additional Information**

Date Listed July 19th, 2025

Days on Market 9

Zoning M-C1 d125

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Charles

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