

# \$439,000 - 372, 223 Tuscany Springs Boulevard Nw, Calgary

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MLS® #A2233551

**\$439,000**

1 Bedroom, 2.00 Bathroom, 935 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

It's time to enjoy some of the finer things in life, such as peace and quiet that comes with adult living, recreation and spending time with friends and all this comes in one complex!Â This sought after condo is located near parks and plenty of walking paths and quick access to the C-Train.Â This one owner only Condo has been well cared for and maintained and comes with more than enough living space.Â Â It's for either one person with a busy schedule or the empty nesters ready to move into their next phase of life.Â The open spacious kitchen has plenty of counter space and lots of room for more than one cook in the house!Â Just off the kitchen you will find the laundry room with a stackable washer/dryer and chest freezer.Â Â Just off to the side is a den that can become either an office or 2nd bedroom.Â Near the front door in the hallway is the second bathroom which comes complete with a shower.Â There are closets for linen and towels and a pantry with shelving for groceries.Â The primary bedroom with ceiling fan includes a walk in closet and a 4 pc ensuite.Â The living room is the perfect place for watching TV or just enjoying the fireplace on a cool and cozy night.Â The middle window in the living room has been treated with a UV blocking film to help shade the sun. Just off the living room you can enjoy a beautiful Solarium adding 94 sqft of living space where the sun shine's during the day



and cooldown breezes come through at night.Â This solarium can also be used as an extra seating area for when the extended family comes over for special dinners!Â The Air Conditioner can be easily accessed from the inside of the solarium for maintenance.Â There is a roughed in gasline for future BBQ.Â This listing has an underground parking space with a large storage space and plenty of shelving!Â Sierra's of Tuscany complex has so much to offer the residents - in the parkade you will find the recycling area, on site car wash bay, woodworking shop and wine room.Â On the 1st floor you will find the bowling alley, management office and fitness facility.Â On the 3rd floor are the Libraries, movie theatre, craft room, meeting room, ballroom, billiards room and finally a suite for guests!Â You can walk over to building A and using the key fob will provide you viewing access to see the pool/hot tub through glass windows.Â The security mindset is at the forefront for all residents, key fob will only give you access to building A and B.Â

Built in 2002

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233551          |
| Price          | \$439,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 935               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 372, 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, Recreation Facilities, Secured Parking, Storage, Visitor Parking, Clubhouse, Car Wash, Indoor Pool, Parking, Party Room, Spa/Hot Tub, Snow Removal, Trash, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                             |
| Parking        | Assigned, Heated Garage, Parkade, Stall, Underground                                                                                                                                                          |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Freezer, Washer/Dryer Stacked |
| Heating           | Natural Gas, Baseboard                                                                                       |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| # of Stories      | 3                                                                                                            |

## Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Construction      | Brick, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 116             |
| Zoning         | M-C1            |
| HOA Fees       | 277             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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