



**241, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2282912



\$449,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	938 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Broil King BBQ

Welcome to The Sierras of Tuscany, where lifestyle and community truly come first. This beautifully maintained Air conditioned 2 bedroom, 2 bathroom condo offers the perfect balance of comfort, convenience, and connection in a vibrant 40+ building where neighbours quickly feel like friends. Inside, the layout is smart and functional, with updated appliances, faucets, and toilets, great natural light from the south exposure, and a private balcony to enjoy the sunshine. The open kitchen flows easily into the dining and living areas, making everyday living and entertaining feel effortless. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom and full bathroom are ideal for guests or a flexible home office. What truly sets this building apart is the unmatched sense of community and the incredible amenities at your doorstep. Start your day with a swim, fit in a workout, catch a movie in the theatre, or finally explore a hobby like woodworking or crafting alongside like-minded residents. With a pool and spa, gym, library, games room, bowling alley, workshop, party room, and more — there’s always something to do, if and when you want it. Air Conditioning, In-suite laundry, excellent storage, additional assigned storage downstairs, and even a car wash in the parkade add everyday ease and make downsizing feel gradual and comfortable — not rushed. This is more than a condo. It’s a lifestyle upgrade.