



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

257, 223 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2287829



\$369,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: N/A

Rare entry price level suite in The Sierras of Tuscany. The NW's vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: indoor saltwater pool & hot tub, fitness centre, bowling alley, billiards & games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom and even guest suites for visiting friends and family. Steps from green space and the Tuscany LRT, this well equipped 1 bedroom unit comes with all appliances, ensuite laundry, heated indoor parking and large separate storage unit. Open concept floor plan with large bedroom and bathroom areas will accommodate any mobility equipment. Balcony with: BBQ gas line, Air conditioning unit plus open views. All utilities - electricity, heat, water, sewer are included in the condo fees. In a complex this well designed you can have community, privacy or both. Your choice. Possession is flexible. Easy to view.