



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

**MLS # A2291007**



**\$429,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 618
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 become friends. Inside, you'll find a smart, functional layout with updated appliances, faucets, and toilets, abundant natural light from the sunny south exposure, and a private balcony to enjoy it all. The open-concept kitchen flows seamlessly into the dining and living areas—ideal for both everyday living and easy entertaining. The spacious primary bedroom features a walk-in closet and 4-piece ensuite, while the second bedroom and full bath are perfect for guests or a flexible home office. Condo fees include all utilities—heat, water, sewer, and electricity—offering exceptional value and true peace of mind. What truly sets this building apart is its unmatched sense of community and incredible amenities. Enjoy a morning swim, stay active in the fitness centre, catch a movie in the theatre, or explore hobbies 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 enjoy, at your own pace. Air conditioning, in-suite laundry, excellent storage, additional assigned storage, and even a car wash in the parkade add everyday ease—making downsizing feel comfortable and stress-free. This is more than a condo—it's a lifestyle upgrade.