

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

**MLS # A2282912**

**\$449,900**



<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)		
<b>Inclusions:</b>	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.