



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

233, 223 Tuscany Springs Boulevard NW
Calgary, Alberta

MLS # A2321336



\$364,900

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: All Window Blinds.

Welcome to Sierra's of Tuscany, one of Calgary's premier adult living communities, where exceptional amenities and an active lifestyle await! Residents enjoy an impressive array of amenities, including an indoor pool, hot tub, fitness centre, bowling alley, movie theatre, library, workshop, crafts room, ballroom, community kitchen, and beautifully appointed gathering spaces. This beautifully updated 1-bedroom, 1-bathroom condo is warm, inviting, and full of charm, featuring a thoughtfully designed open-concept floor plan. The stylish kitchen features modern finishes, including white cabinetry, stainless steel appliances, and a contemporary tiled backsplash. Overlooking the dining and living areas, this inviting space is perfectly designed for both everyday living and effortless entertaining. The cozy gas fireplace serves as the focal point of the living room, showcasing a wood mantel and a beautifully painted limewash surround that adds warmth, character, and timeless appeal to the space. The generous primary bedroom offers dual closets and easy access to the well-appointed and 4-piece bathroom. A generously sized laundry room provides excellent storage and features a flexible bonus space, currently utilized as a home office. Enjoy year-round comfort with your own controllable heating & air conditioning system, allowing you to customize the temperature to your liking. Even better, all utilities are included in the condo fees—providing exceptional value. Ideally positioned with no neighbours above and a guest suite next door, this unit offers exceptional privacy. Residents also enjoy access to nine guest suites within the building, available for \$50 per night, making it easy to accommodate visiting family and friends. The unit also includes an assigned underground parking stall and a large storage room, both conveniently located near the elevator. The third level

is where you'll find the community's Great Room—the social heart of the building. Enjoy breathtaking mountain views, an expansive library, a fully equipped community kitchen, and inviting spaces designed for gathering, relaxing, and connecting with neighbours. More than just a place to live, this vibrant and welcoming community offers an incredible social atmosphere with a variety of activities and events throughout the year. Enjoy potlucks, happy hours, games nights, clubs, group activities, community celebrations, and countless opportunities to stay active, engaged, and connected with your neighbours. Perfectly situated close to shopping, restaurants, parks, pathways, and the Tuscany LRT Station, with convenient access to Crowchild Trail and major roadways, this location offers everything you need just moments from your door. Whether you're looking to retire, downsize, or embrace a maintenance-free lifestyle, Sierra's of Tuscany delivers the perfect combination of comfort, convenience, community, and exceptional amenities. This is truly a one-of-a-kind opportunity to enjoy adult living at its finest!