

# **\$548,000 - 258, 223 Tuscany Springs Boulevard Nw, Calgary**

---

MLS® #A2249196

**\$548,000**

2 Bedroom, 2.00 Bathroom, 1,175 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Located in the desirable community of Tuscany, this 40+ adult living complex definitely won't disappoint. Welcome to Sierra's of Tuscany. This Stunning Corner Unit offers 1175 sqft of exceptional living space, 2 Expansive Bedrooms, 2 Baths, AC and so much more. Upon entering, you'll notice 9 ft Ceilings throughout, a spacious living room with gas fireplace, a vast dining area and a bright open floor plan that's made for entertaining. The kitchen showcases white appliances, plenty of cabinet space and island. Relax on your South facing balcony while backing onto a Green space and enjoy beautiful Mountain Views. A spacious Primary Retreat that features a Walk In Closet as well as a 3 piece ensuite. A Second bedroom that's perfect for family and friends when they come to visit. 4 Piece bathroom and laundry/storage room to complete this unit. This property also comes with one assigned parking stall and storage unit. Condo fees include All Utilities (Electricity, Heat & Water). This Incredible complex only has the best amenities that include a Huge Indoor Salt Water Pool, Hot Tub, Movie Theatre, Bowling Alley, Workshop, Fitness Center, Car Wash, Billiards Room and the list goes on. Conveniently located, only a short walk to the LRT and minutes away from schools, parks, shops, walking/bike pathways, restaurants and the Tuscany Residents Club. Easy access to Crowchild and Stoney Trail.



Come see this incredible property for yourself!

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249196          |
| Price          | \$548,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,175             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 258, 223 Tuscany Springs Boulevard Nw |
| Subdivision | Tuscany                               |
| City        | Calgary                               |
| County      | Calgary                               |
| Province    | Alberta                               |
| Postal Code | T3L 2M2                               |

**Amenities**

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Guest Suite, Indoor Pool, Workshop |
| Parking Spaces | 1                                                                                                                                      |
| Parking        | Stall, Underground                                                                                                                     |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                      |
| Cooling           | Central Air                                                                                    |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 3   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 1                 |
| Zoning         | M-C1 d125         |
| HOA Fees       | 231               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.