

\$595,000 - 322, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2137421

\$595,000

2 Bedroom, 2.00 Bathroom, 1,071 sqft
Residential on 0.00 Acres

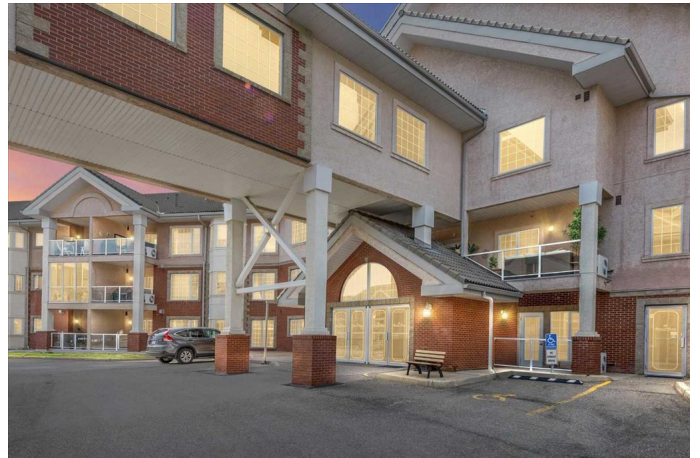
Tuscany, Calgary, Alberta

Live at the top of Tuscany in the Sierras with this top floor condo. Enjoy a bright, open concept space with large windows and modern amenities. The kitchen features an extended counter, perfect for a small office space, and a gas line on the balcony is ideal for grilling. The living area is cozy with a corner gas fireplace and air conditioning. The large balcony provides stunning views of the Rocky Mountains, ravine, walking path, and adjacent sports field. Tuscany HOA is included and assessed in the condo fees. This building is a 40 plus age restricted building. All buildings in Alberta with age restrictions are to change to 55+ by 2032 or no age restriction will apply after.

The primary bedroom includes closet organizers, a 3-piece bath with a walk-in shower, and a walk-in closet. The second bedroom offers bay windows and easy access to a 4-piece main bathroom. In-suite laundry features full-size washer and dryer and some storage.

Building Amenities: Main Floor: Pool, hot tub, grand room * Third Floor: Common kitchen * Fourth Floor: Lofted library with grand staircase.

Recreational Building:



Bowling alley, workout room, arts and crafts room.

Ballroom, theatre, games room with pool tables and game tables.

Numerous fireplaces, grand staircases, mail room, office room.

Parkade:

Woodworking shop, car wash, garbage and recycling areas.

This condo comes with one titled parking stall and an additional assigned stall with a storage unit. Plenty of outdoor visitor parking.

Don't miss this opportunity to own a beautiful, functional, and amenity-rich condo in Tuscany!

Built in 1999

Essential Information

MLS® #	A2137421
Price	\$595,000
Sold Price	\$595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	322, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L2M2

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Laundry, Other, Park, Parking, Spa/Hot Tub, Trash, Workshop
Parking Spaces	2
Parking	Assigned, Stall, Titled, Underground

Interior

Interior Features	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Wood Frame

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 6th, 2024
Days on Market	2
Zoning	M-C1 d125
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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