

\$439,900 - 251, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2143314

\$439,900

2 Bedroom, 1.00 Bathroom, 842 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Live the FIRST-CLASS lifestyle you deserve in this Exclusive 40+ UPGRADED Condo offering 842 square feet of FULLY AIR CONDITIONED living space, TWO HEATED UNDERGROUND PARKING stalls, TWO STORAGE ROOMS, and TOP-NOTCH Amenities. Sierras of Tuscany is a highly sought-after resort-style adult living community designed for your comfort and enjoyment. Stay active and relaxed with access to an amazing fitness center, salt-water swimming pool, hot tub, library, game and billiard room, bowling alley, craft/art room, ballroom, workshop, theater, and car wash. Rental guest rooms and an expansive common area complete with a fully equipped kitchens and panoramic views of the Rocky Mountains from the balconies are perfect for hosting friends, family, and social gatherings. Your new home features a welcoming front entry leading to a spacious, open layout with elegant laminate flooring. The upgraded kitchen boasts ample white cabinetry with pull-out drawers, gorgeous tile backsplash, beautiful granite countertops, and a waterfall peninsula island fitted with a raised breakfast bar and pendant lighting above. The dining area flows seamlessly into the living room complete with a corner gas fireplace, custom wood mantle, and access to a large North-facing balcony with a gas BBQ hookup. The luxurious primary bedroom accommodates all your furniture and features



dual closets. The large 4pc bath is conveniently located next to the primary bedroom, while the second bedroom across the hallway can easily serve as a spacious den. This stunning condo also includes an in-suite laundry room with a full-size washer and dryer, 1 ASSIGNED UNDERGROUND PARKING STALL and a second TITLED UNDERGROUND PARKING STALL each with a storage locker at the front of the stall. Nestled in the highly sought-after community of Tuscany, this well-maintained complex backs onto greenspace with a pathway system and is conveniently situated opposite the Tuscany LRT station, offering easy access to transportation. Enjoy proximity to Tuscany Market and Tuscany Club, just 5 minutes away, as well as Crowfoot Crossing, the Botanical Gardens of Silver Springs, and Bowness Park, all within a 10-minute drive. CONDO FEES INCLUDE ALL UTILITIES, 1 pet is allowed with board approval, and there is plenty of visitor parking available. Embrace the lifestyle you've always dreamed of and schedule your tour today! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin and Other Cryptocurrencies.

Built in 2001

Essential Information

MLS® #	A2143314
Price	\$439,900
Sold Price	\$439,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	842
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	251, 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, Guest Suite, Indoor Pool, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	2
Parking	Assigned, Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 4th, 2024
Days on Market	13
Zoning	M-C1 d125
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Greater Property Group

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