

\$679,900 - 222, 223 Tuscany Springs Boulevard Nw, Calgary

MLS® #A2240304

\$679,900

2 Bedroom, 2.00 Bathroom, 1,064 sqft
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

This beautifully renovated 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and community in one of NW Calgary's most sought after adult-living buildings. Step inside to discover a bright and open floor plan featuring brand-new laminate flooring throughout, a sparkling modern kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The spacious living room is anchored by a cozy gas fireplace with new stone surround, perfect for relaxing or entertaining. The bedrooms are smartly positioned on opposite sides of the unit for added privacy. The primary suite features a generous walk-in closet and a private 3-piece ensuite, while the second bedroom has access to a full 4-piece bath—ideal for guests or a home office setup. Additional perks include in-suite laundry within a spacious storage room, air conditioning, and a southwest-facing balcony with gas BBQ hookup for those sunny afternoons. But what truly sets this property apart is the building itself. The Sierras of Tuscany is a vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: an indoor pool and hot tub, a fitness centre, bowling alley, billiards and games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom, and even guest suites for visiting friends and family. Enjoy the strong sense of community with a impressive social



calendar full of activities that keep you engaged and connected. Plus, youâ€™re just steps away from the Tuscany C-Train station, giving you fast access to the entire city. This is more than a condoâ€™itâ€™s a lifestyle. Donâ€™t miss your chance to join this incredible community.

Built in 2001

Essential Information

MLS® #	A2240304
Price	\$679,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	222, 223 Tuscany Springs Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 2M2

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Other, Party Room, Secured Parking, Visitor Parking, Car Wash, Guest Suite, Recreation Facilities, Spa/Hot Tub, Workshop
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 19th, 2025
Days on Market	20
Zoning	M-C1 d125
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

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.