

# \$439,900 - 387, 223 Tuscany Springs Boulevard Nw, Calgary

---

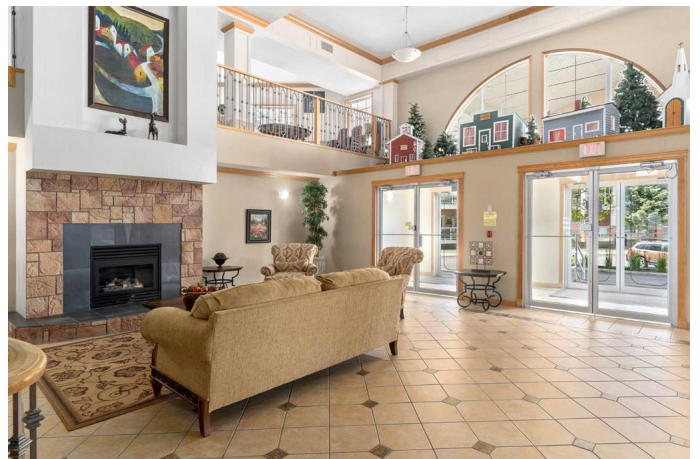
MLS® #A2240254

**\$439,900**

2 Bedroom, 2.00 Bathroom, 937 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to the Sierras of Tuscany â€” an exclusive 40+ adult living community where comfort, connection, and convenience come together in a resort-style setting. Whether you're ready to downsize, simplify, or just enjoy life at a more relaxed pace, this beautifully maintained condo offers the lifestyle youâ€™ve been waiting for. Located steps from parks, walking paths, and the C-Train, youâ€™ll have the best of both nature and city access at your fingertips. Inside, the unit offers a smart and spacious layout with room to entertain, relax, and enjoy. The open-concept kitchen is bright and functional with plenty of counter space and storageâ€”perfect for those who love to cook or host friends. Just off the kitchen, a large laundry room includes a stackable washer/dryer and space for a freezer. A flexible den offers the perfect option for a home office, hobby room, or even a second bedroom for visiting family. The primary suite features a walk-in closet, and a private 3-piece ensuite, while a second full bathroom near the front entry adds extra convenience for guests. The cozy living room is anchored by a gas fireplace and flows into the enclosed solariumâ€”a three-season retreat ideal for morning coffee, afternoon reading, or evening breezes. The unit also has aÂ roughed-in gas line for a BBQ, and easy indoor access to the A/C unit for maintenance. Downstairs, your heated underground parking



stall includes a large private storage space with shelvingâ€”keeping everything secure and organized. But the real highlight? The Sierras of Tuscany lifestyle. This vibrant 40+ complex offers an impressive array of amenities including an indoor pool and hot tub, fitness centre, bowling alley, movie theatre, library, woodworking and craft rooms, billiards, wine room, ballroom, guest suite, and more. With a strong sense of community and secure key fob access, the Sierras of Tuscany offers a resort-style living experience just steps from parks, walking paths, and the C-Train. Discover why this is one of Calgaryâ€™s most sought-after 40+ communitiesâ€”where every day feels like a getaway.

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240254          |
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 937               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 387, 223 Tuscany Springs Boulevard Nw |
| Subdivision | Tuscany                               |
| City        | Calgary                               |
| County      | Calgary                               |
| Province    | Alberta                               |
| Postal Code | T3L 2M2                               |

## Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Recreation Facilities, Visitor Parking |
| Parking Spaces | 1                                                                                                             |
| Parking        | Assigned, Heated Garage, Parkade, Underground                                                                 |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings     |
| Heating           | Baseboard                                                                                            |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                     |
| # of Stories      | 3                                                                                                    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Roof              | Clay Tile                 |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 37              |
| Zoning         | M-C1 d125       |
| HOA Fees       | 231             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.