



THE
A-TEAM

**RE/MAX
FIRST**

223 TUSCANY SPRINGS Boulevard #280, Calgary T3L 2M2

MLS®#: **A2151260**

Area: **Tuscany**

Listing Date: **07/17/24**

List Price: **\$352,500**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **616**
Low Sqft:
Ttl Sqft: **616**

DOM

61
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Parkade

Utilities and Features

Roof:
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Linoleum,Wood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Quartz Counters,Vinyl Windows**
Utilities: **Cable Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 9`11"	Kitchen	Main	9`10" x 7`10"
Bedroom - Primary	Main	13`6" x 10`4"	Entrance	Main	5`11" x 4`6"
Laundry	Main	4`0" x 4`0"	3pc Bathroom	Main	10`10" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$422

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1 d125**

Monthly

Legal Desc: **0310370**

Remarks

Pub Rmks: **Welcome home! The Sierras of Tuscany is a +40 complex offering all the amenities one could want! This wonderful one-bedroom condo is located on the second floor with easy access to the elevator, your parking stall and all of the amazing amenities. The suite features a cozy gas fireplace, comfortable air conditioning, a spacious kitchen with oak cupboards and in-suite laundry. The bedroom is big with a bright SOUTH facing window. In addition to in-suite storage, there is private, secure storage unit with the underground parking stall. The building amenities are second-to-none and include a swimming pool, hot pool, bowling alley, exercise room, ballroom, games room, movie theatre, workshop, library, crafts room and guest suites. The GRAND Room has some of the BEST mountain views you will find! Condo fees INCLUDE, heat, water-sewer, electricity, as well as top-notch amenities. Call your Realtor today to view a great lifestyle choice! QUICK POSSESSION CAN BE ACCOMODATED!!! Seller motivated!!**

Inclusions: **storage cabinet in hallway**
Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123