

223 TUSCANY SPRINGS Boulevard #233, Calgary T3L 2M2

MLS®#: **A2183074** Area: **Tuscany** Listing Date: **12/13/24** List Price: **\$325,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **799**
 Low Sqft:
 Ttl Sqft: **799**

DOM
8
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Clay Tile** Construction: **Brick, Stucco**
 Heating: **Baseboard, Natural Gas** Flooring: **Ceramic Tile, Laminat**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 5`4"	Bedroom	Main	11`7" x 14`1"
Dining Room	Main	14`5" x 6`8"	Foyer	Main	7`8" x 11`8"
Kitchen	Main	11`7" x 11`7"	Laundry	Main	6`9" x 8`0"
Living Room	Main	14`5" x 13`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$519

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 0111687

Remarks

Pub Rmks: **Nestled in the vibrant community of Tuscany, the Sierras offer an exceptional adult living experience with a host of recreational amenities. Enjoy the indoor saltwater swimming pool, hot tub, fully-equipped exercise room, movie theatre, bowling alley, and games room with multiple pool tables. The expansive ballroom is ideal for social events, while the large workshop caters to DIY projects. For those seeking a quiet reading space, head to the library and enjoy the stunning Rocky Mountain views. The arts and crafts room, community kitchen, and panorama room provide additional space for relaxation and inspiration. This well-managed building ensures a worry-free lifestyle, with all utilities included in the condo fees. Residents here enjoy a variety of social activities, including happy hour socials, potlucks, games nights, and special interest clubs, fostering a warm, welcoming community. The building also offers affordable guest suites for visitors, heated underground parking close to the elevator, and a large storage locker. Inside, this charming one-bedroom unit find an open-plan design with tile and walnut laminate flooring. The cozy family room with a fireplace flows into the dining nook and updated kitchen, complete with newer stainless steel appliances and quartz countertops. The spacious bedroom is equipped with ample closet space, and the in-unit storage room includes laundry facilities, upper cabinets, and a built-in computer desk for convenience. Located near shopping, playgrounds, and the Tuscany LRT station, this home truly offers the perfect blend of tranquility and convenience. If you're looking for a peaceful, secure, and vibrant community, the Sierras of Tuscany is the ideal place to call home.**

Inclusions: **Hood fan**
Property Listed By: **Real Broker**

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









