



THE
A-TEAM

**RE/MAX
FIRST**

223 TUSCANY SPRINGS Boulevard #260, Calgary T3L2M2

MLS®#: **A2196881**

Area: **Tuscany**

Listing Date: **02/24/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **649**
Low Sqft:
Ttl Sqft: **649**

DOM

0

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`5" x 4`11"	Bedroom - Primary	Main	9`5" x 15`5"
Dining Room	Main	9`5" x 7`10"	Kitchen	Main	9`4" x 9`8"
Living Room	Main	10`4" x 21`5"			

Legal/Tax/Financial

Condo Fee:
\$422

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: **0310370**

Remarks

Pub Rmks: **Nestled in one of Calgary's most desirable 40+ adult living communities, this charming 1-bedroom, 1-bathroom condo offers comfort, style, and an unbeatable lifestyle. From the moment you step into this meticulously maintained unit, you'll be impressed by the thoughtful upgrades and exceptional amenities. The kitchen is a true highlight, featuring sleek black appliances, a brand-new Bosch dishwasher, and stunning granite countertops installed just two weeks ago. With ample pantry and storage space, meal preparation is both convenient and enjoyable. The open-concept layout flows seamlessly into the spacious living area, perfect for entertaining or relaxing. The bedroom is cozy and inviting, while the 4-piece bathroom has been enhanced with a convenient "step-through" addition to the tub, making accessibility a breeze. In-suite laundry adds to the ease of living, while the unit's location just steps away from the elevator ensures hassle-free accessibility. Also, enjoy having no neighbors above you; or below you! Step out onto your massive private balcony, perfect for morning coffee or evening relaxation. Downstairs, your heated underground parking stall comes with a personal storage room at the back, adding even more convenience to your day-to-day life. This building is more than just a home—it's a lifestyle! The Sierras of Tuscany boasts incredible amenities, including an indoor pool and hot tub, a fully-equipped gym, a rec center with pool tables and a bowling alley, a craft room, and even a car wash. For social butterflies, there's a ballroom for dance classes, a theater for movie nights, and endless opportunities to join in community activities. With the LRT station directly across the street, getting around the city has never been easier. Don't miss your chance to join this vibrant community and enjoy everything the Sierras of Tuscany has to offer.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









