



THE
A-TEAM

**RE/MAX
FIRST**

223 TUSCANY SPRINGS Boulevard #132, Calgary T3L2M2

MLS® #: **A2200202**

Area: **Tuscany**

Listing Date: **03/07/25**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,061**

Low Sqft:

Ttl Sqft: **1,061**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

DOM

2

Layout

Beds: **1 (1)**

Baths: **2.0 (2 0)**

Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`2" x 14`1"	Living Room	Main	14`1" x 12`6"
Laundry	Main	10`11" x 5`5"	Porch - Enclosed	Main	13`8" x 7`4"
Bedroom - Primary	Main	12`9" x 11`3"	Den	Main	10`1" x 9`4"
3pc Bathroom	Main	110`0" x 5`7"	4pc Ensuite bath	Main	7`10" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$649

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d125

Legal Desc: **0111687**

Remarks

Pub Rmks: **Welcome to the Sierras of Tuscany! Boasting a panoramic mountain view, this main floor unit has 1061 square feet of living space as well as an additional 100 square feet in a glass enclosed, three season sunroom. This unit boasts a bright and sunny open floor plan and a generous primary bedroom with four piece ensuite and walk in closet. There is also a flex room that can be used as a den or bedroom as well as a second bathroom. The large kitchen with eating area has ample cabinets and counter space. The adjoining living room has a cozy gas fireplace and opens onto the enclosed patio with floor to ceiling windows showcasing the beautiful view. There is a separate laundry room with lots of storage space. This unit comes with one assigned parking spot, but a second one can easily be rented. Condo fees include all utilities! The Sierra's of Tuscany is a fabulous 40+ adult living community with apartment style condos and features an abundance of amenities including an indoor pool/hot tub, billiards room, a library, gym, movie theatre, woodworking and arts and crafts rooms, Panorama Room for large social events, ballroom, bowling alley and guest suites for rent for visitors. Located across the street from Tuscany LRT Station and quick access to Crowchild and Stoney Trail. This building has something for everyone! Book a viewing today, larger main floor units with an open floor plan and view like this don't come up for sale often!**

Inclusions: **Shelving unit in laundry room, storage unit in laundry room**

Property Listed By: **Charles**

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





