180 223 Tuscany Springs Boulevard NW

Calgary | Active | MLS® A2347454

$275,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2003**	**559.5 sq. ft.**

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Listed by Real Broker

A closer look

There is something wonderfully easy about life here at the Sierras of Tuscany. Set within one of Calgary's most established adult complexes, this beautifully kept one-bedroom home has offered its owner the opportunity to slow things down, enjoy a strong sense of community, and have an incredible collection of amenities just an elevator ride away. Since purchasing, the home has been thoughtfully refreshed with an eye toward making the space feel brighter and more current. Fresh paint, a modernized kitchen backsplash, and a refreshed fireplace bring a clean, contemporary feel throughout the home. The kitchen is both polished and practical, with sleek appliances, and thoughtfully planned storage, while air conditioning keeps the home comfortable through Calgary's warmer summer months. The open layout carries naturally into the living and dining areas, creating space for quiet evenings at home or visits with family and friends. The bedroom is inviting and well proportioned, while the four-piece bathroom features convenient accessibility from each space. In-suite laundry adds another layer of everyday convenience. Its main-level location is one of those details that became increasingly appreciated. Family can easily stop by and drop off groceries, coming and going is simple, and the car is only a few steps away when heading out for errands or a day away. Rather than navigating multiple floors, everything feels accessible and uncomplicated, a small convenience that makes a meaningful difference. A heated underground parking stall and private storage room complete the unit itself, but much of what makes living here so special extends beyond the front door. The Sierras of Tuscany was designed around an active, social, and wonderfully convenient lifestyle, with an indoor pool and hot tub, fitness centre, bowling alley, billiards and recreation spaces, craft room, ballroom, theatre, car wash and numerous gathering spaces that make it easy to be as involved, or as relaxed, as you choose. With the Tuscany LRT station just across the street and the shops, pathways and everyday conveniences of the community close at hand, this is an opportunity to enjoy a simpler pace of living without giving up connection to the city. Thoughtfully updated, exceptionally well cared for, and part of a community that offers so much more than simply a place to live. And to make everyday living even easier, electricity, heat, and water are all included in the condo fees, one more reason life here feels refreshingly simple.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347454
Bedrooms	1
Bathrooms	1
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	559.5 sq. ft.
Condo Fee:	$384.26
Condo Fee Includes:	Electricity, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	No Common Walls
Total Rooms Above Grade:	4
Year built:	2003 (Age: 23)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0310370
Heating:	Baseboard, Natural Gas

New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Cork
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$235.33
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Sierra's Of Tuscany
Community:	Tuscany
Amenities:	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Storage, Visitor Parking, Workshop
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Television Mounts
Restrictions:	Adult Living, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Bedroom · 15'8" × 8'10" ·
Main Floor	Foyer · 11' × 8'7" ·

Main Floor	Kitchen · 11' × 9'10" ·
Main Floor	Living Room · 14'6" × 11'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d125
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/180-223-tuscany-springs-boulevard-nw-calgary-a2347454/

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