

**257, 223 Tuscany Springs Boulevard NW  
Calgary, Alberta**

**MLS # A2287829**



**\$369,900**

<b>Division:</b>	Tuscany		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 468
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

Rare entry price level suite in The Sierras of Tuscany. The NW's vibrant 40+ community offering a resort-style lifestyle with exceptional amenities: indoor saltwater pool & hot tub, fitness centre, bowling alley, billiards & games room, library, movie theatre, arts & crafts and woodworking rooms, wine room, ballroom and even guest suites for visiting friends and family. Steps from green space and the Tuscany LRT, this well equipped 1 bedroom unit comes with all appliances, ensuite laundry, heated indoor parking and large separate storage unit. Open concept floor plan with large bedroom and bathroom areas will accommodate any mobility equipment. Balcony with: BBQ gas line, Air conditioning unit plus open views. All utilities - electricity, heat, water, sewer are included in the condo fees. In a complex this well designed you can have community, privacy or both. Your choice. Possession is flexible. Easy to view.