

**280, 223 Tuscany Springs Boulevard NW
Calgary, Alberta**

MLS # A2151260



\$352,500

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	616 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 422
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	Cable
Features:	Quartz Counters, Vinyl Windows		

Inclusions: storage cabinet in hallway

Welcome home! The Sierras of Tuscany is a +40 complex offering all the amenities one could want! This wonderful one-bedroom condo is located on the second floor with easy access to the elevator, your parking stall and all of the amazing amenities. The suite features a cozy gas fireplace, comfortable air conditioning, a spacious kitchen with oak cupboards and in-suite laundry. The bedroom is big with a bright SOUTH facing window. In addition to in-suite storage, there is private, secure storage unit with the underground parking stall. The building amenities are second-to-none and include a swimming pool, hot pool, bowling alley, exercise room, ballroom, games room, movie theatre, workshop, library, crafts room and guest suites. The GRAND Room has some of the BEST mountain views you will find! Condo fees INCLUDE, heat, water-sewer, electricity, as well as top-notch amenities. Call your Realtor today to view a great lifestyle choice! QUICK POSSESSION CAN BE ACCOMODATED!!! Seller motivated!!!