UNIT 180
223 TUSCANY SPRINGS BOULEVARD NW

MacKenzie Robertson

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THE **MCKELVIE** GROUP

CALGARY & AREA | **REAL ESTATE**

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UNIT 180 - 223 TUSCANY SPRINGS BOULEVARD NW

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. For our current owners. 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.

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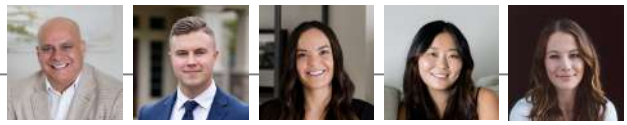

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223 Tuscany Springs Boulevard NW # 180 Calgary, AB T3L 2M2

Residential
Active A2347454

DOM: 14 **LP:** $275,000.00
PD: **OP:** $279,900.00

Class:	Apartment	**City:**	Calgary
County:	Calgary	**Subdivision:**	Tuscany
Type:	Low Rise (2-4 stories)	**Ttl Beds:**	1
Levels:	Single Level Unit	**F/H Bth:**	1/0
Year Built:	2003	**RMS SQFT:**	559.50
LINC#:	0029776101	**LP/SF:**	$491.51
Arch Style:	Apartment-Single Level Unit	**Suite:**	No
# Beds on Main:	1	**# EnSuites:**	0
# Illegal Suite:	0	**# Legal Suite:**	0
Possession:	30 Days / Neg		
Lot Dim:		**Lot Size:**	SF| SM
Front Length:		**Lot Depth:**	M '
Legal Desc:	0310370;196		
Legal Pln:	0310370 **Blk:**	**Lot:**	**Condo:** Yes

Zoning:	M-C1 d125	**Tax Amt/Yr:**	$1,941.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	SW
Restrict:	Adult Living, Pet Restrictions or Board approval Required, Restrictive Covenant		

Recent Change: **10/09/2026 : DOWN : $279,900->$275,000**

Public Remarks: 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. For our current owners. 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.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		
Baths:	0	0	0	1	0	0	**Bed Abv:**	1
EnSt Bth:	0	0	0	0	0	0	**Rms Abv:**	4

Total AG: 51.98 **Mtr2** 559.50 **SqFt**

Property Information

Basement:		**Laundry Ft:**	In Unit
Heating:	Baseboard, Natural Gas	**Cooling:**	Central Air
Construction:	Brick, Stucco, Wood Frame	**Fireplaces:**	1/Gas
Foundation:		**Flooring:**	Ceramic Tile, Cork
Exterior Feat:	BBQ gas line	**Fencing:**	
Roof Type:		**Patio/Porch:**	Balcony(s), See Remarks
Reports:	RMS Supplements, Title		
Parking:	Parkade, Stall, Underground **Total:** 1		
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Comm Feature:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths		
HOA:	$235.33/Annually		
HOA Include:	Amenities w/HOA, Recreation Facility, See Remarks		
Goods Include:	Television Mounts		
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	Televisions in Living Room and Bedroom		

Condo Information

Condo Name:	Sierra's Of Tuscany			**Condo Fee:**	$384.26/Monthly
Condo Type:	Conventional Condo	**Post Tension:**	No	**HOA:**	Yes
Mgmt Co/Ph:	4032340166			**Floor #:**	1

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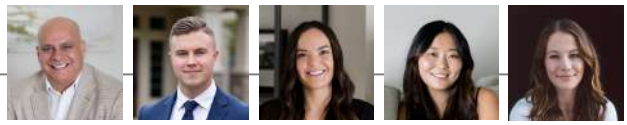

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Condo Information

Prk Plan Type:	Assigned			**# Elevators:**	3
Legal Desc:	0310370/0310370	**Prk Stall #:**		**Total Floors:**	3
Legal Park:		**Storage Type:**	Assigned	**Common Walls:**	No Common Walls
Legal Stor:		**Locker #:**	180	**Unit Exposure:**	SW
# of Units:		**Registrd Size:**	53	**Unit Factor:**	23
Fee Includes:	Electricity, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water			**Prk Unit Factor:**	
Reg Size Incl:	Interior Above Grade			**Floor Location:**	Ground
Assoc Amen:	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Storage, Visitor Parking, Workshop				
Pets Allowed:	Restrictions				

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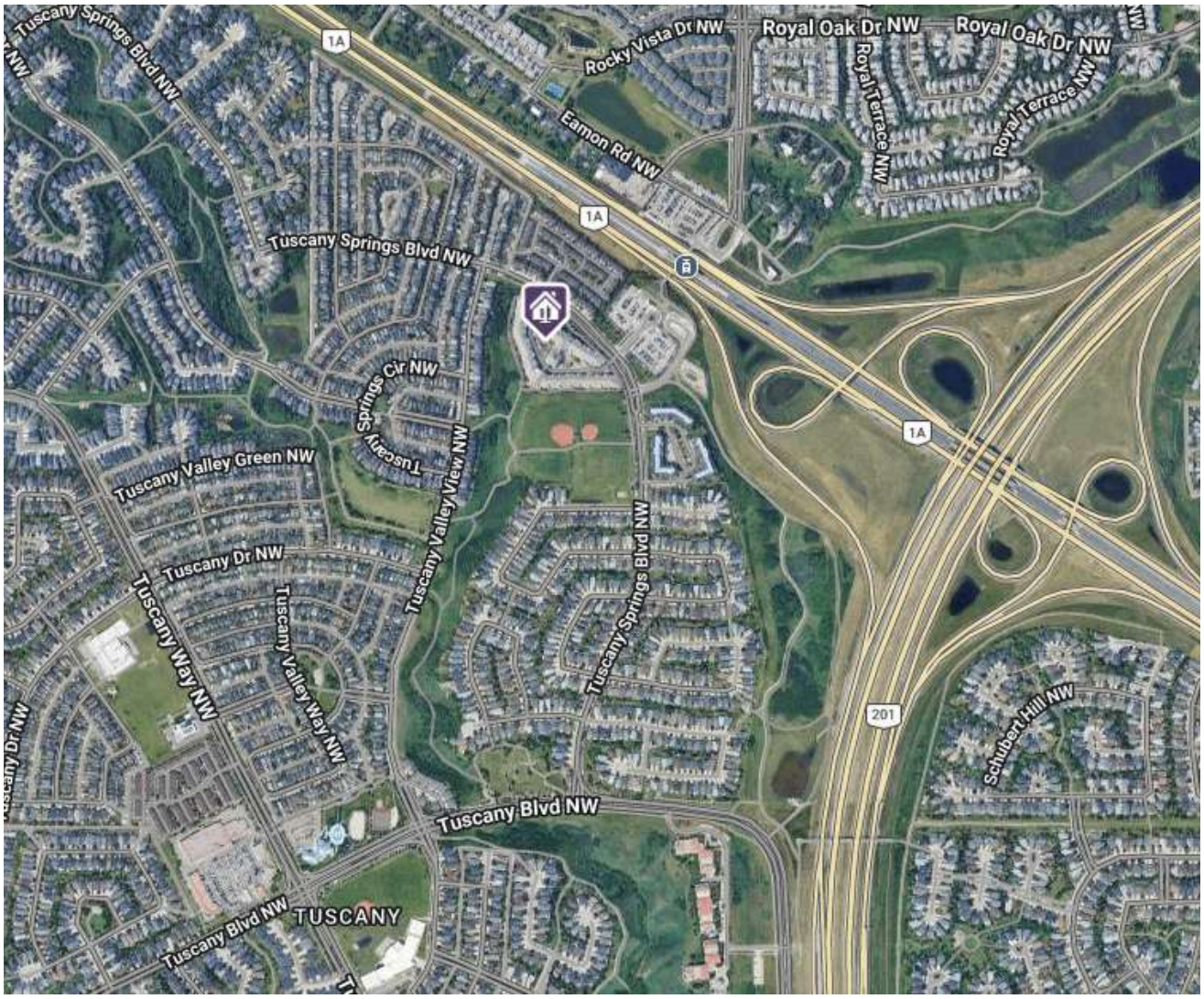
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Bathroom	Main	8`10" x 5`8"	2.69M x 1.73M	Bedroom	Main	8`10" x 15`8"	2.69M x 4.78M
Foyer	Main	11`0" x 8`7"	3.35M x 2.62M	Kitchen	Main	11`0" x 9`10"	3.35M x 3.00M
Living Room	Main	14`6" x 11`6"	4.42M x 3.51M				



THE SIERRAS OF TUSCANY

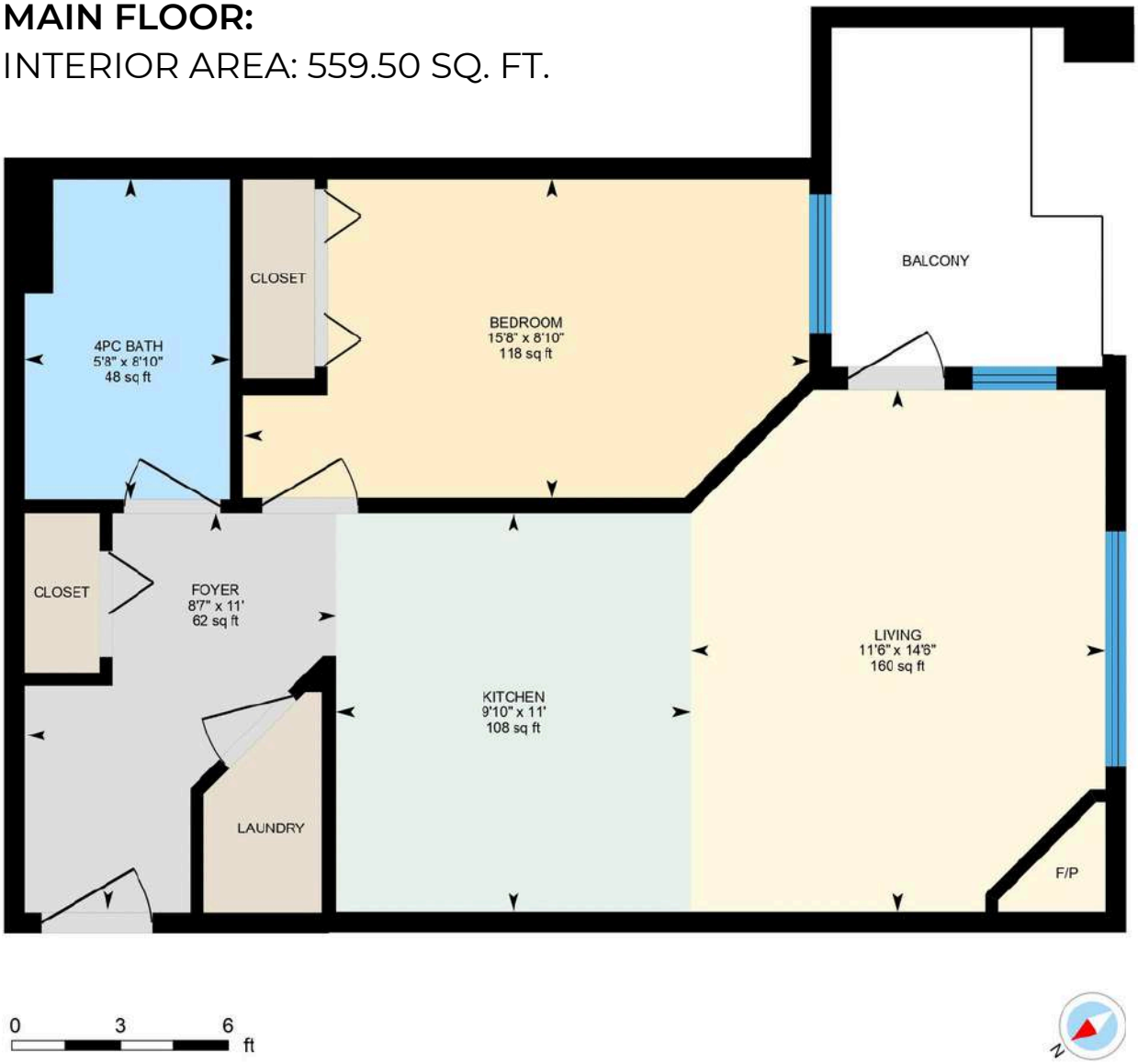
The Sierras of Tuscany is an adult-oriented complex offering a wide array of outstanding amenities. You will have access to an expansive indoor saltwater swimming pool, hot tub, exercise room, movie theatre, bowling alley, gym, ballroom, games room (including multiple pool tables), large workshop, car wash, library, arts & crafts room, community kitchen, and a panorama room with breathtaking mountain views.

All utilities are covered in your condo fees, and despite the extensive amenities, this well-managed building maintains low condo fees. Social butterflies will appreciate the planned activities with fellow residents, such as happy hour socials, potlucks, games nights, and special interest clubs. For those seeking tranquility, the library and quiet reading spaces offer panoramic views of the Rocky Mountains. Visiting family can stay comfortably in one of the affordable guest suites.

Experience the perfect blend of luxury, comfort, and community in this exceptional condo at the Sierras of Tuscany. Don't miss the opportunity to make this your new home!

THE **FLOOR PLAN**

MAIN FLOOR:
INTERIOR AREA: 559.50 SQ. FT.



ROOM **DIMENSIONS**

Main Building

MAIN FLOOR

4pc Bath: 8'10" x 5'8" | 48 sq ft

Bedroom: 8'10" x 15'8" | 118 sq ft

Foyer: 11' x 8'7" | 62 sq ft

Kitchen: 11' x 9'10" | 108 sq ft

Living: 14'6" x 11'6" | 160 sq ft

Main Building

MAIN FLOOR

Interior Area: 559.50 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 559.50 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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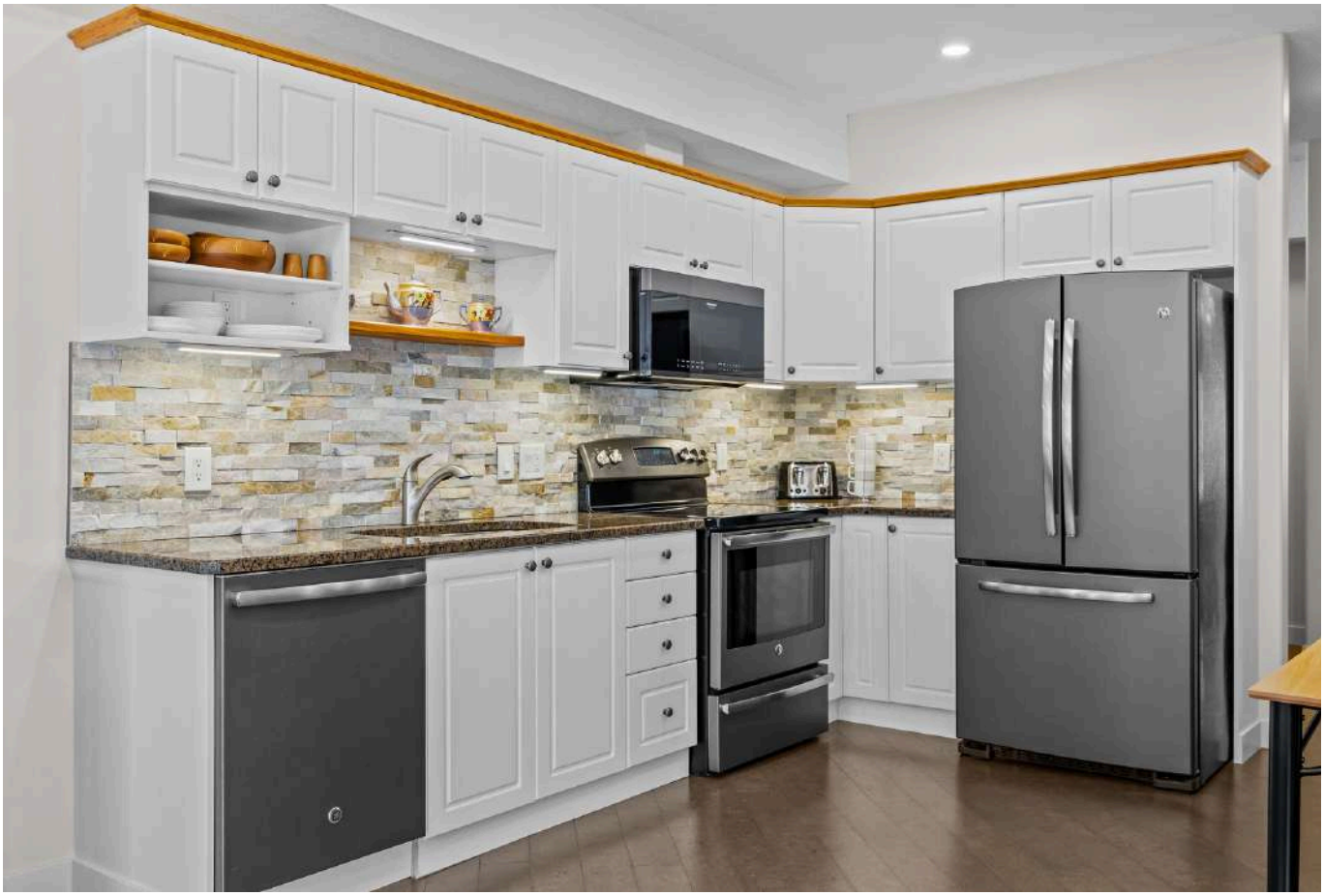

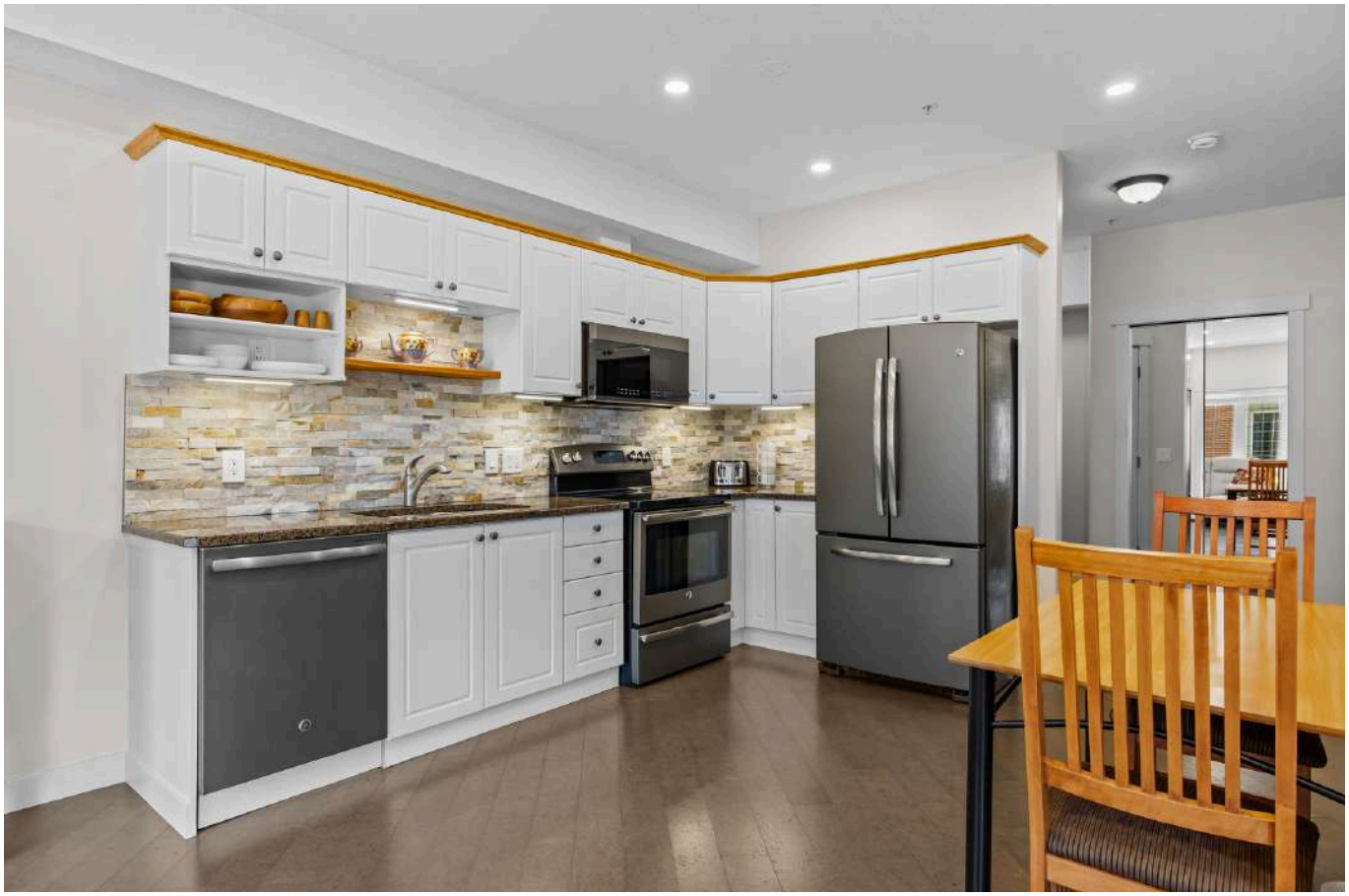

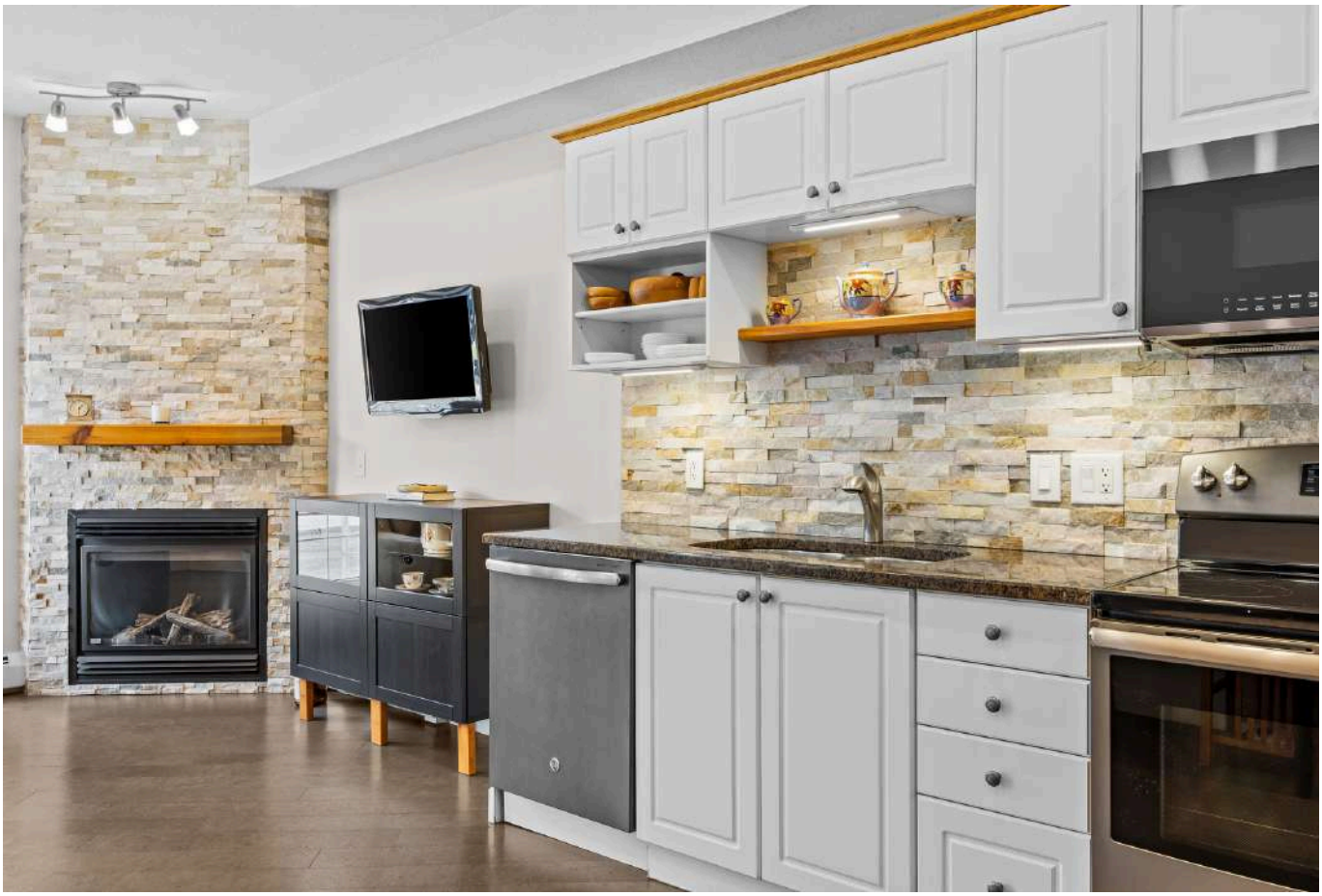

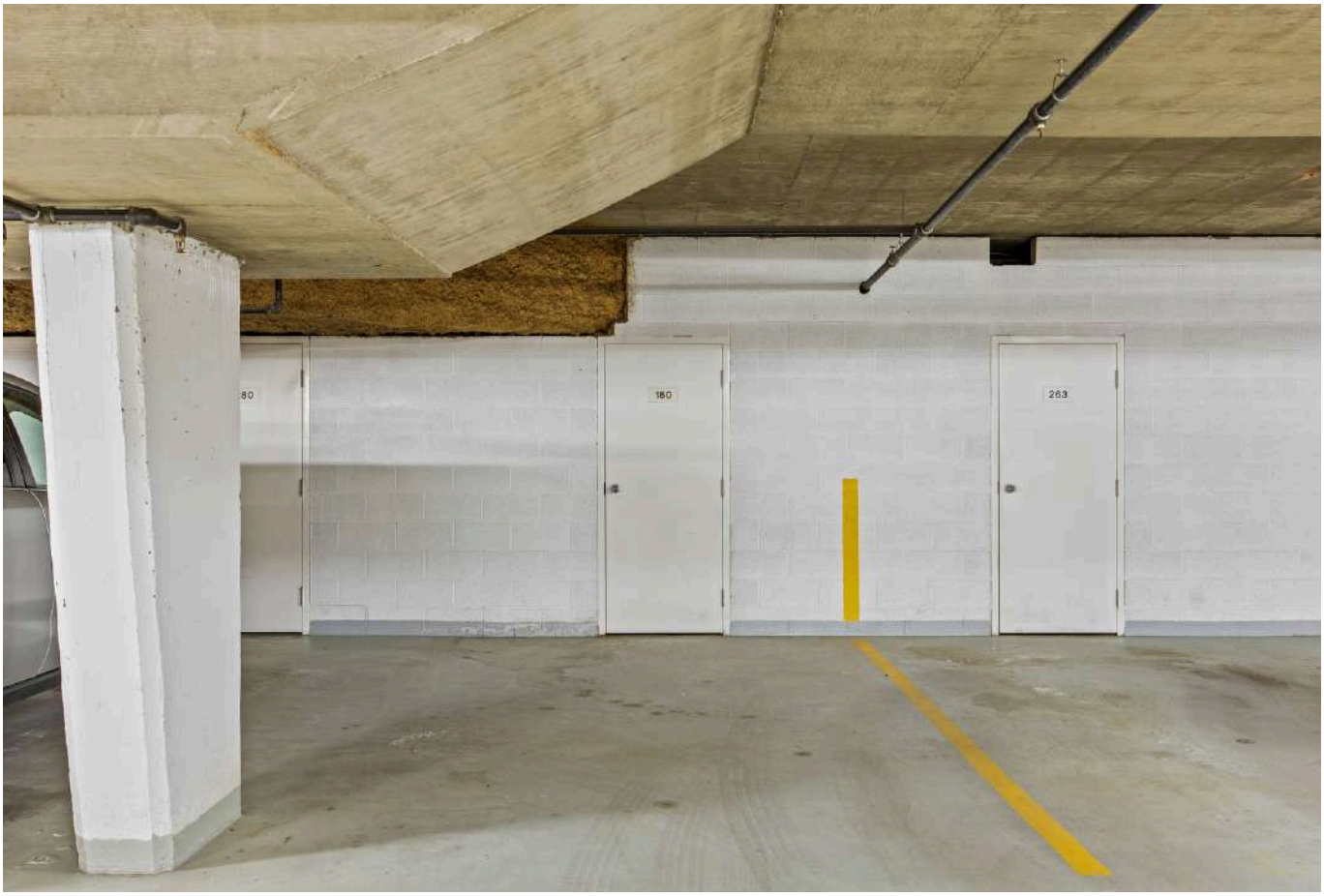
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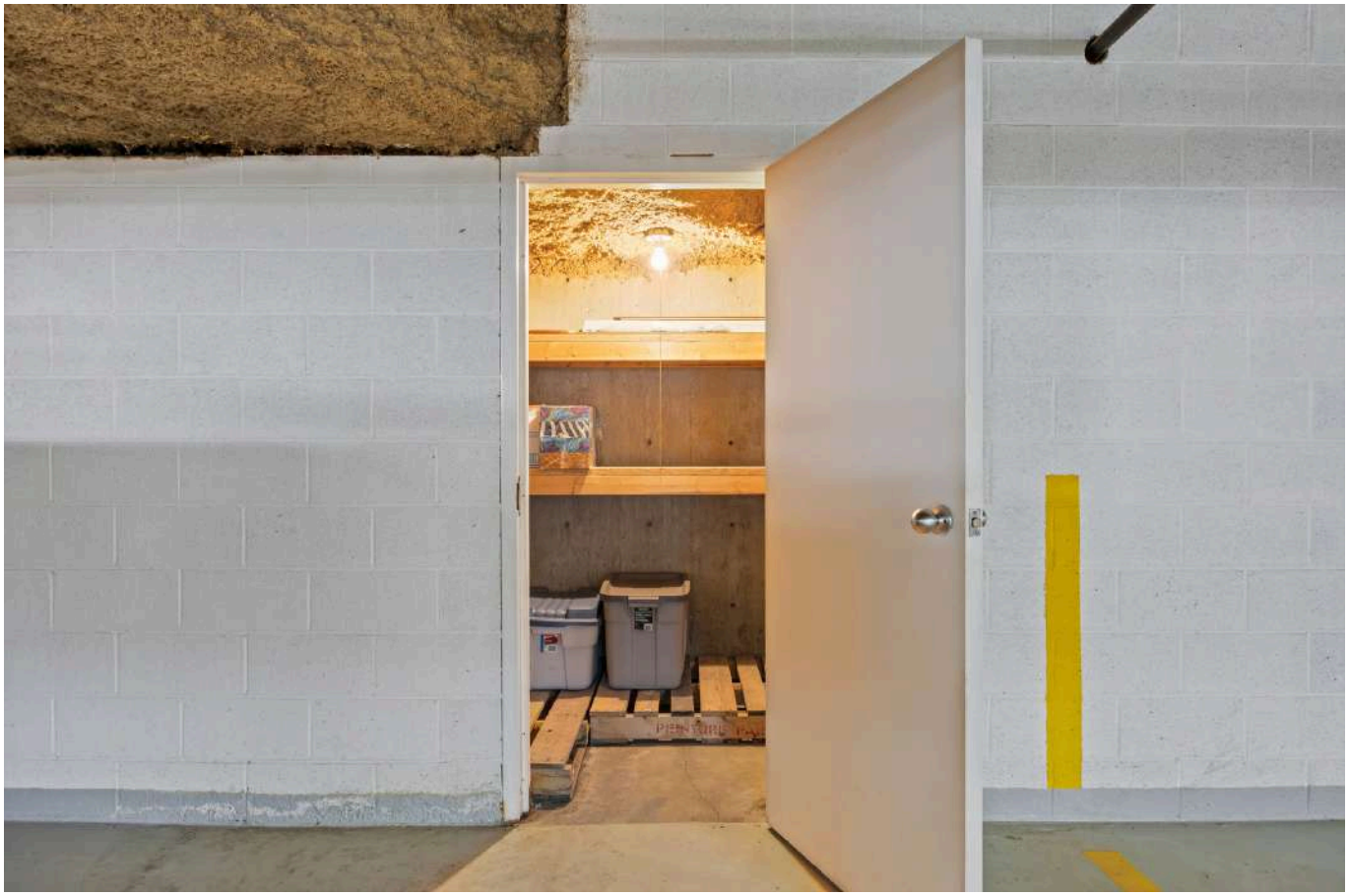

Sierras of Tuscany
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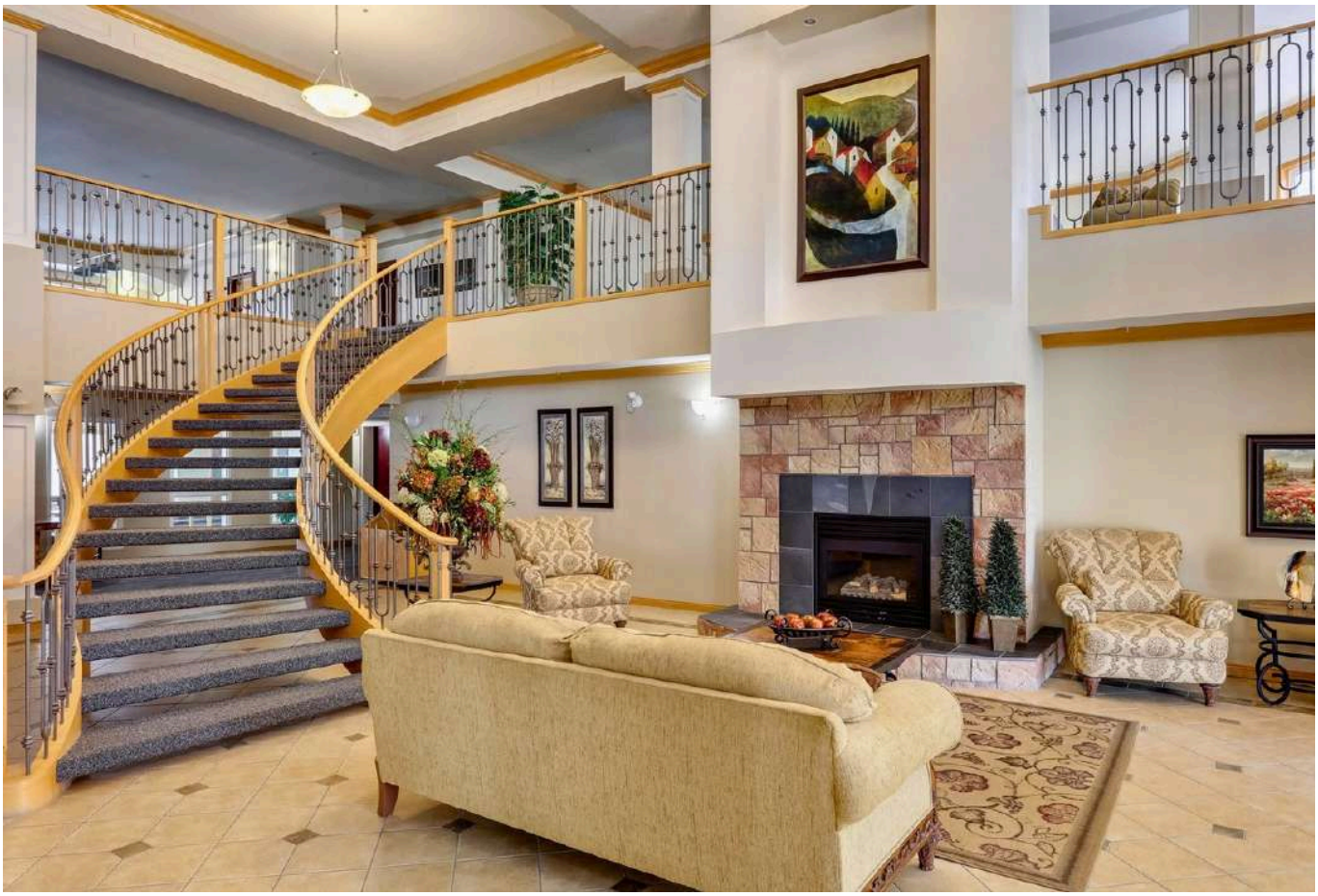
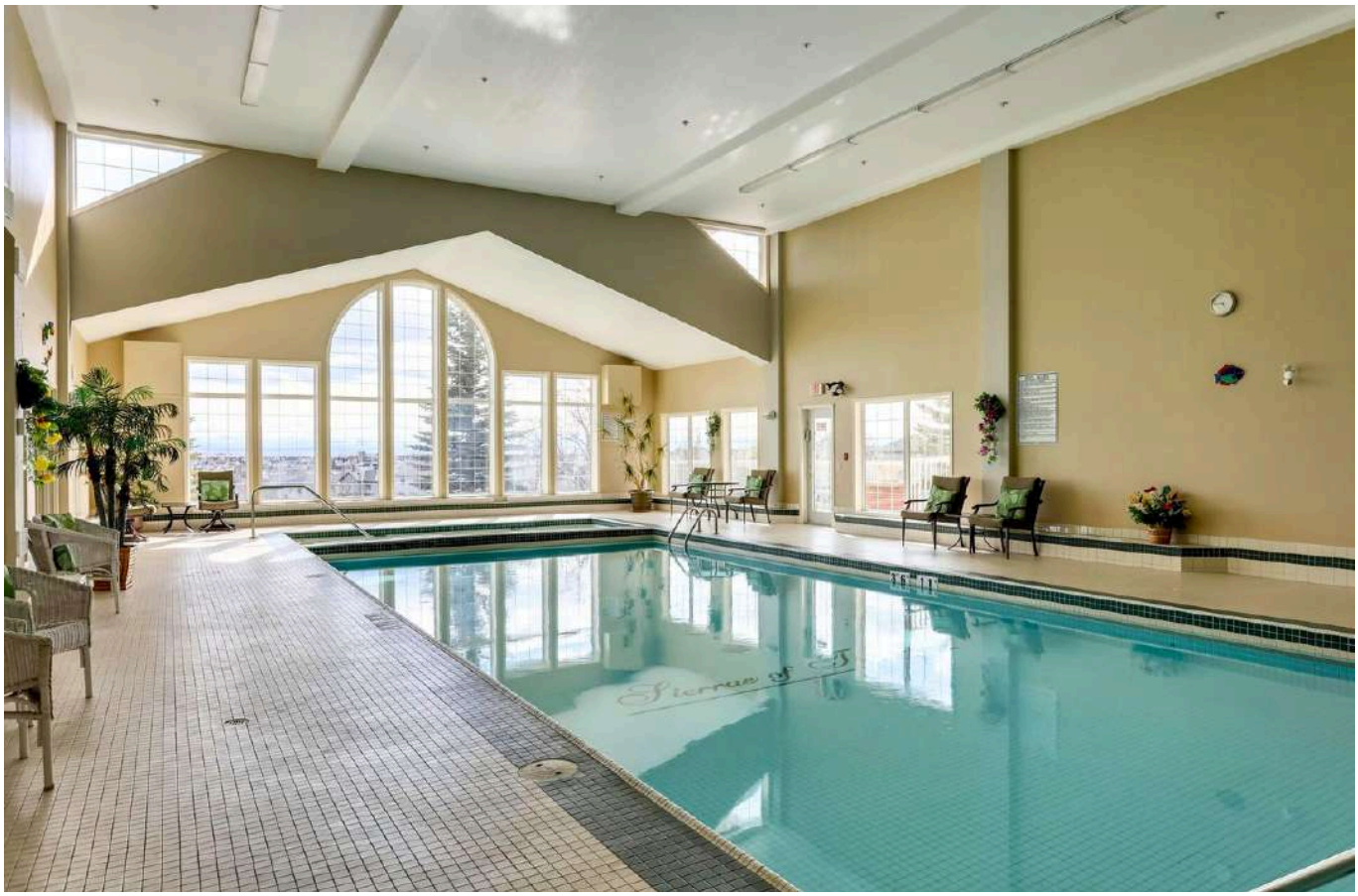
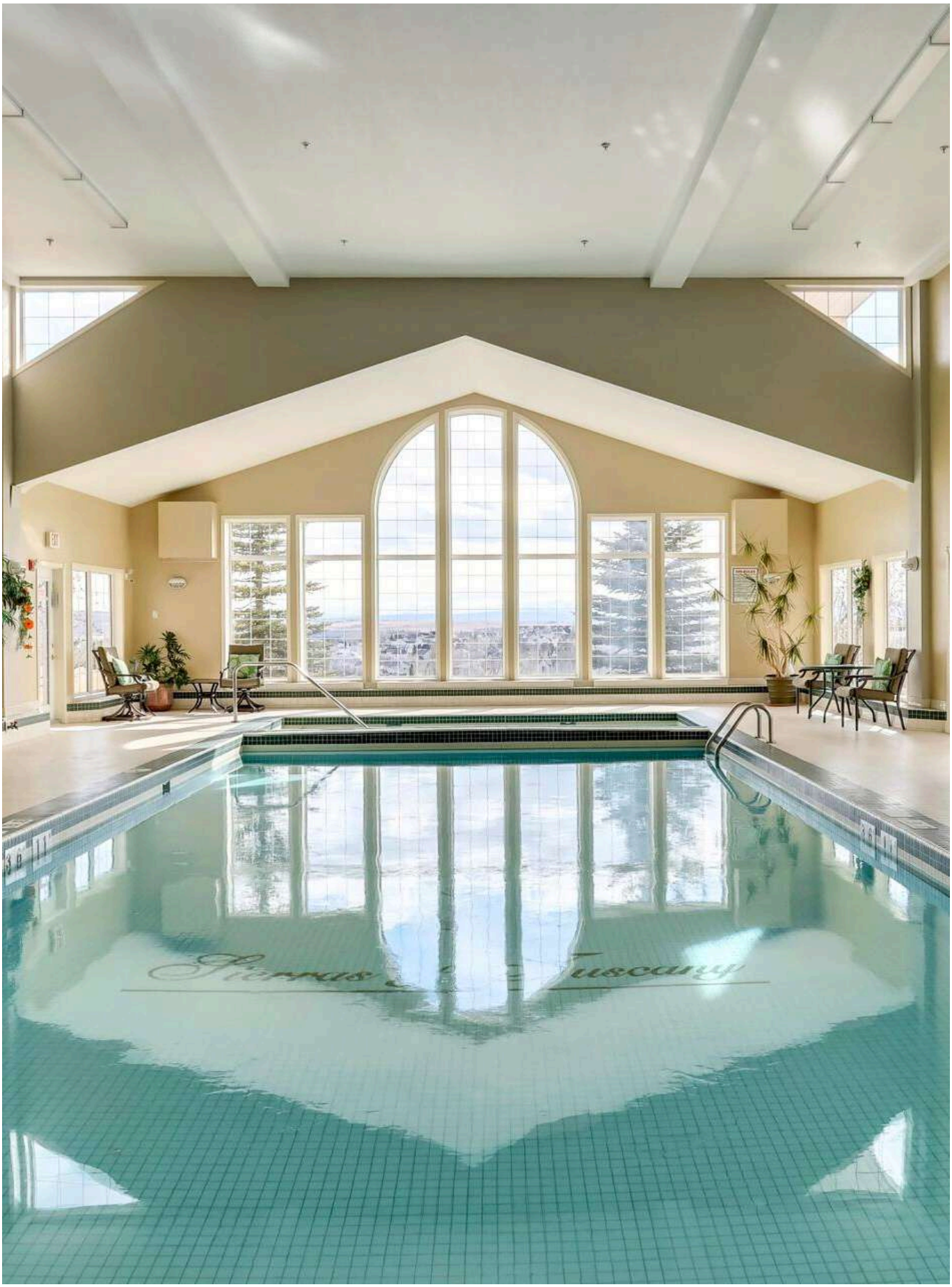
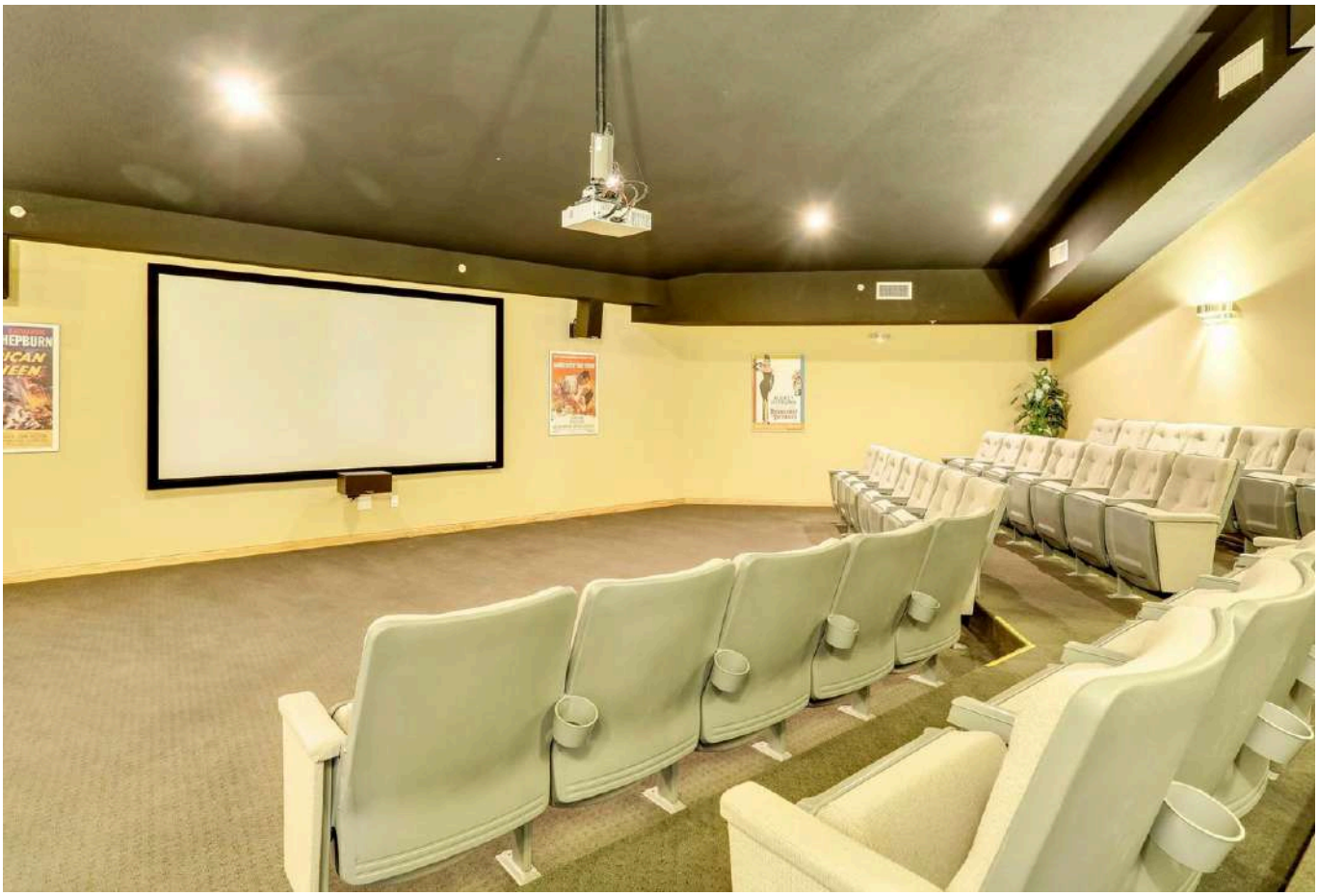


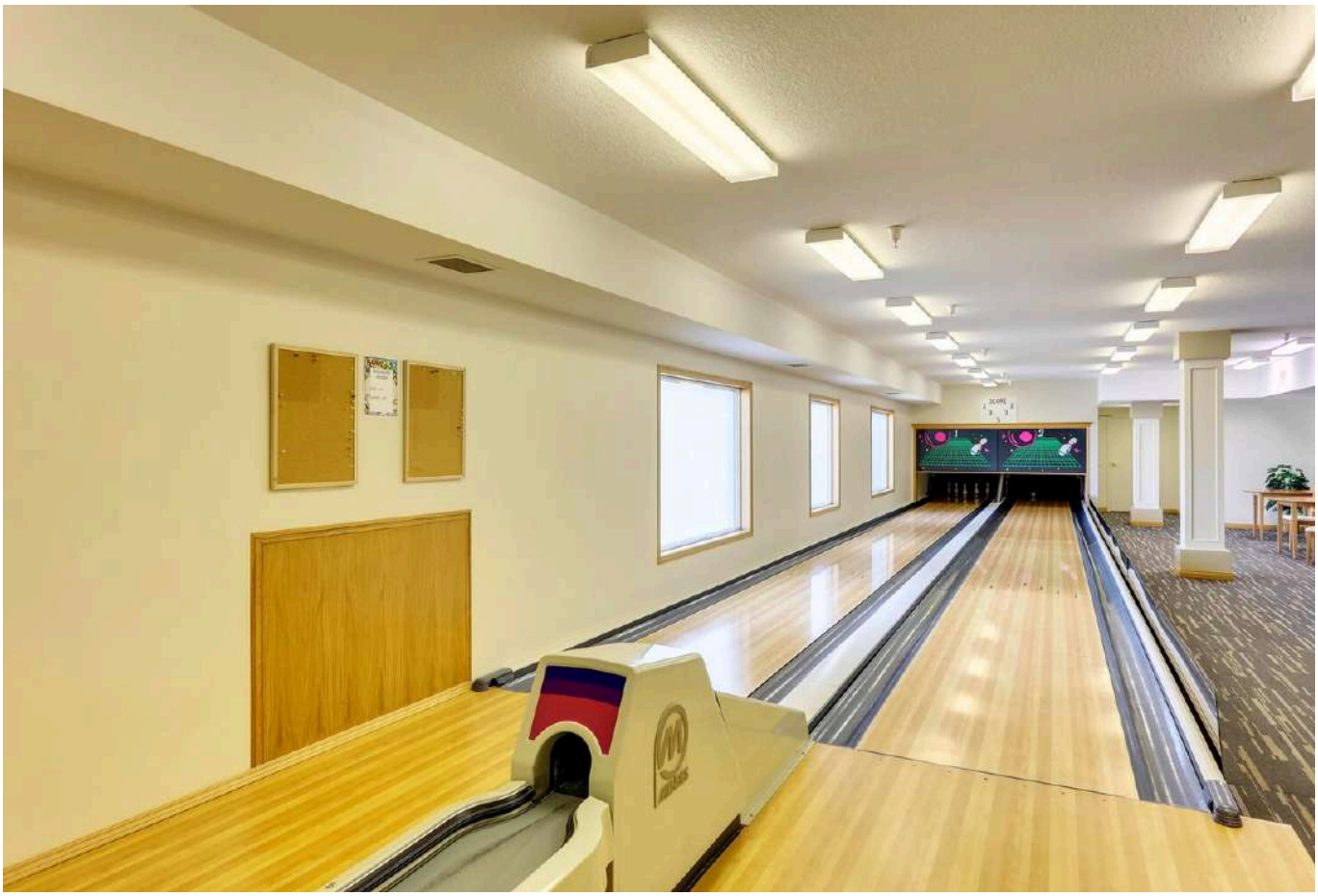
EXIT

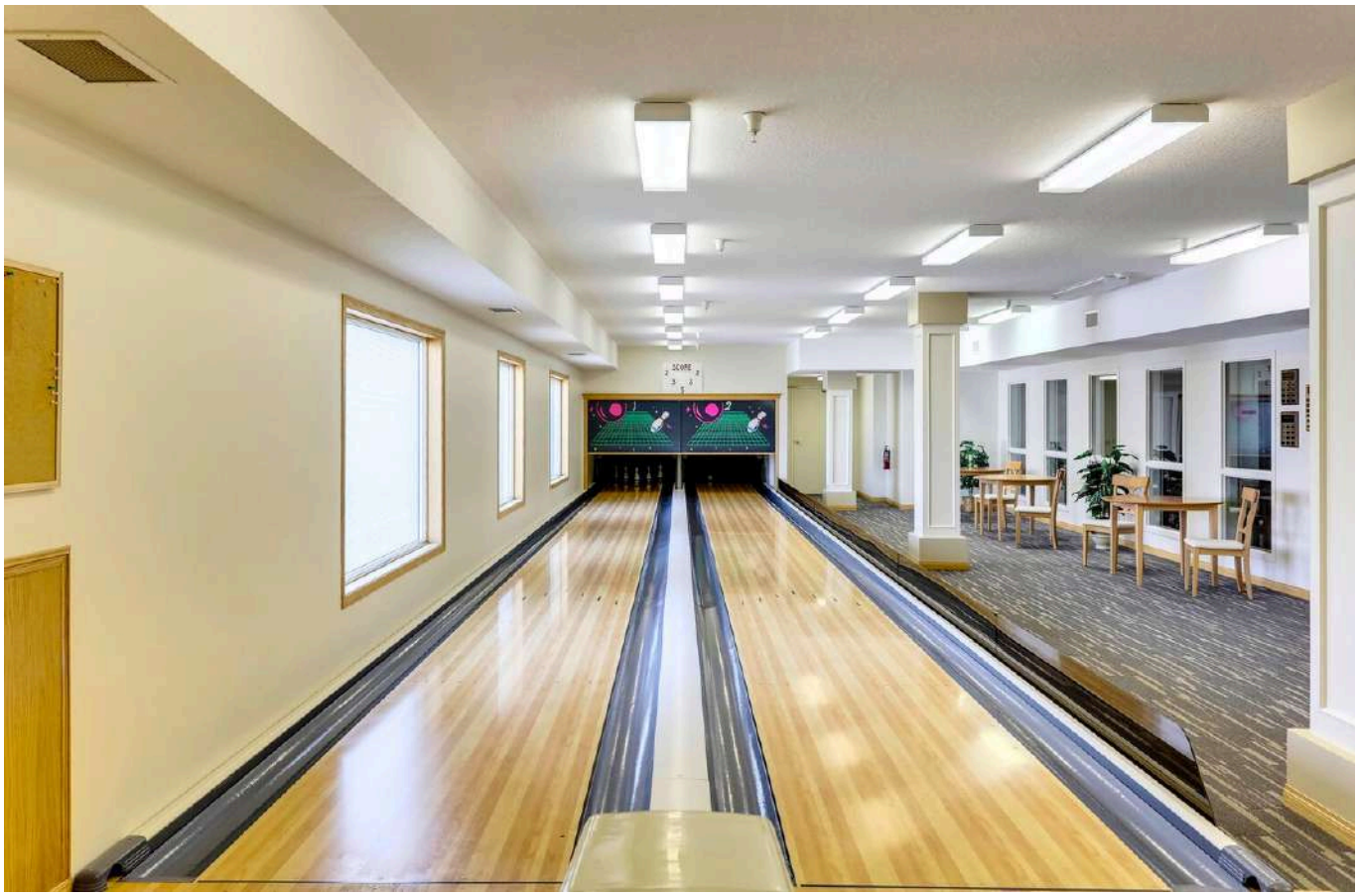
EXIT



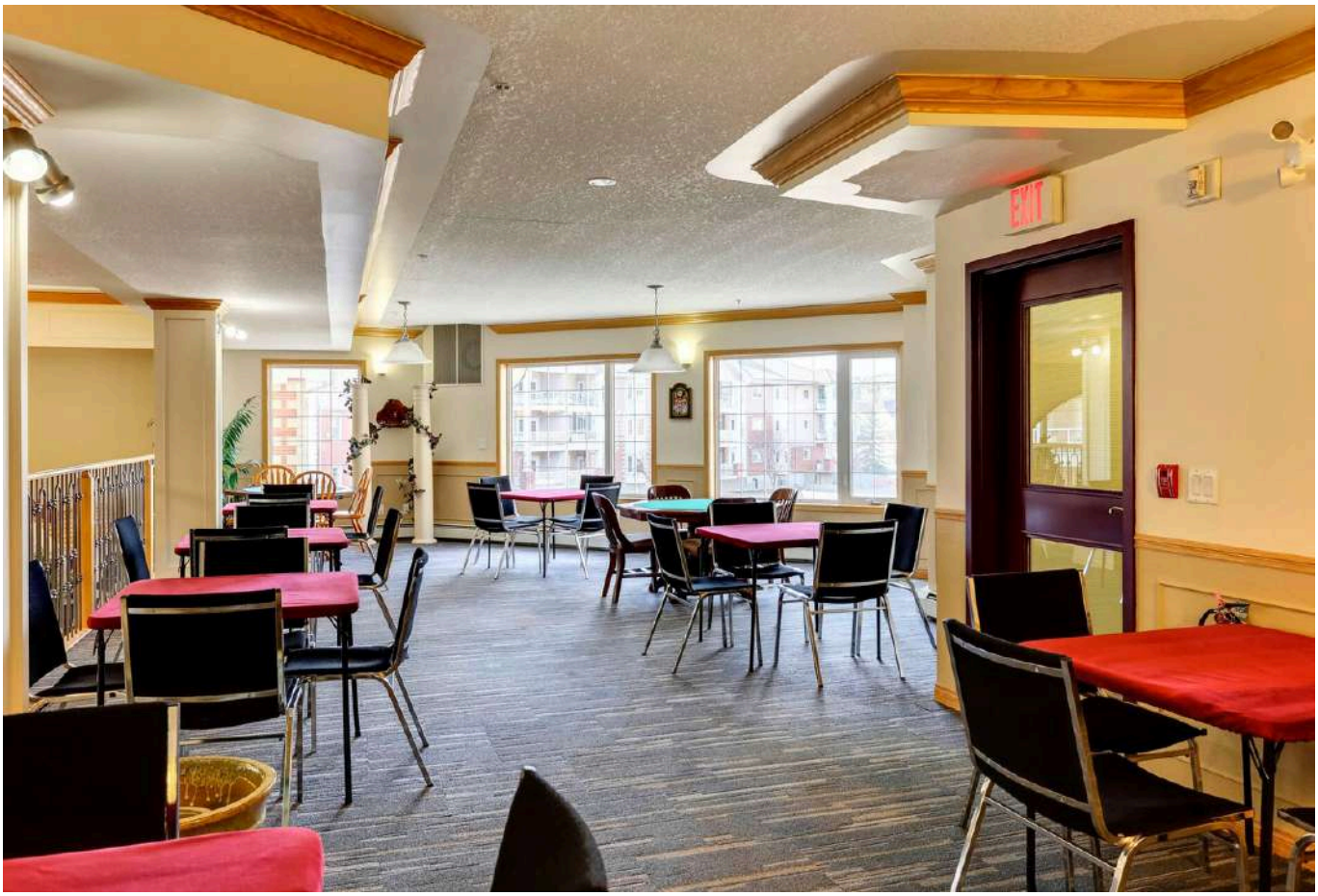








LANDICE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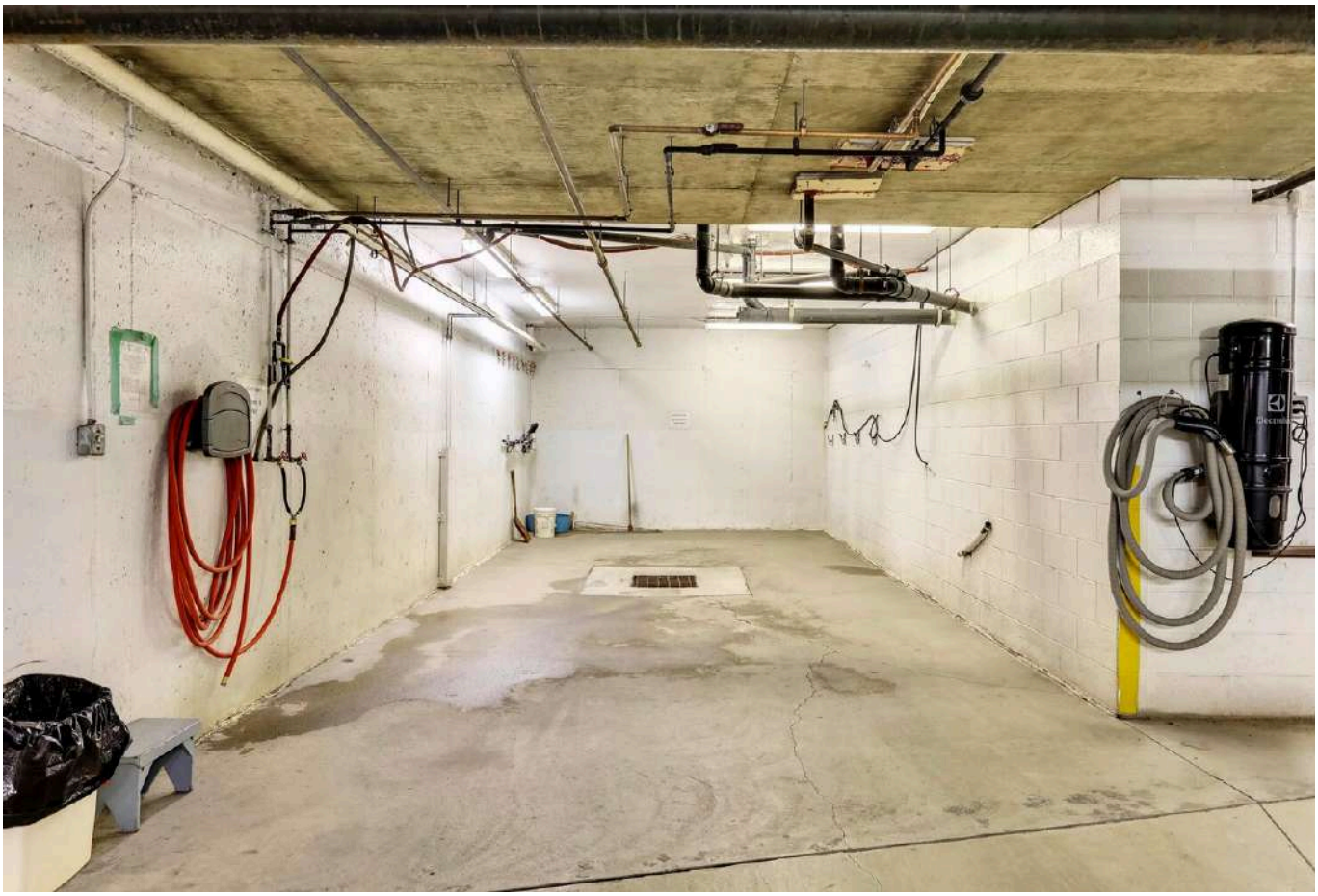
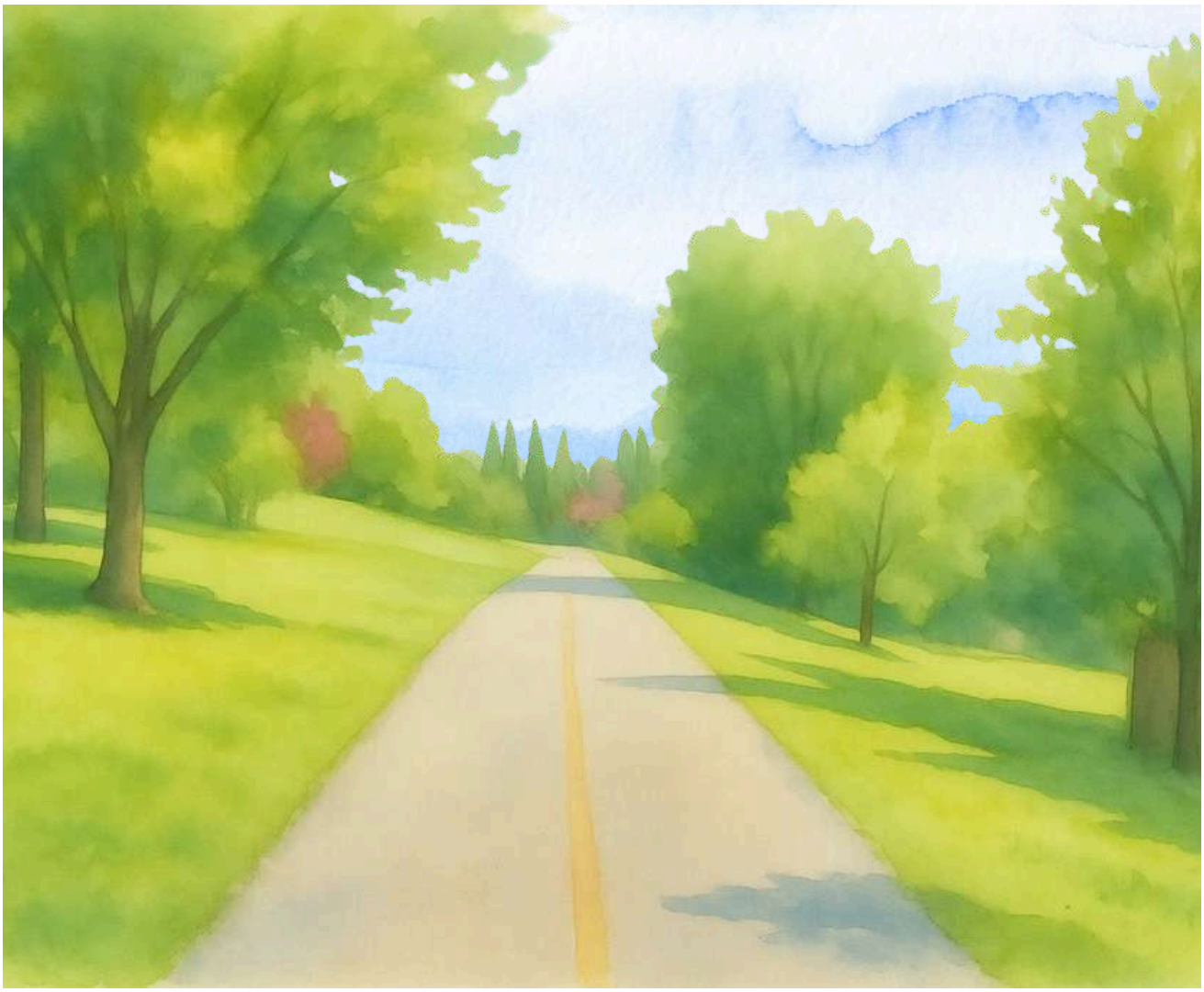


WELCOME TO

TUSCANY



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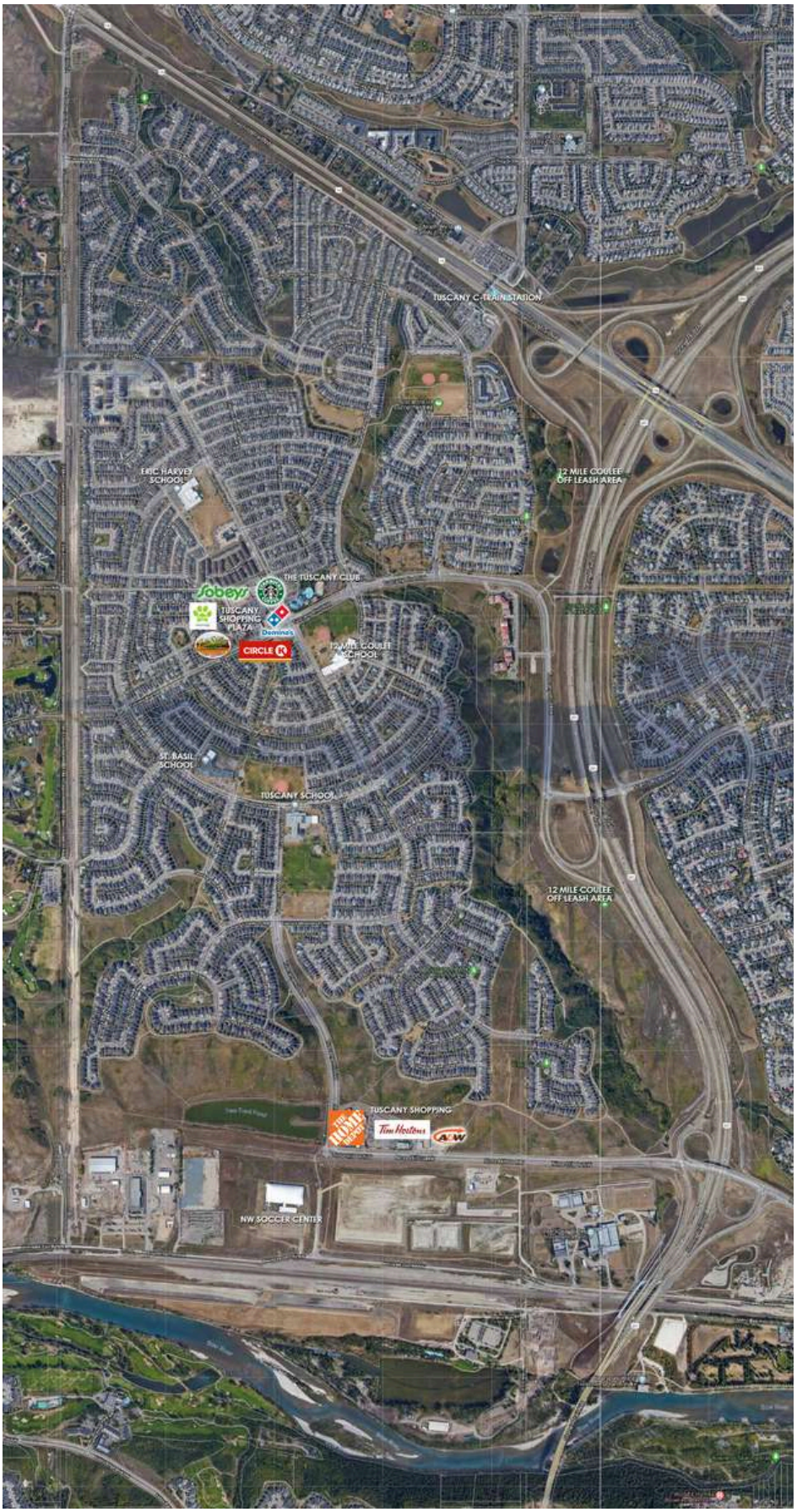
THE COMMUNITY

Tuscany

This beautiful northwest Calgary neighborhood was created in 1994 and has grown into a very desirable location. Home choices from condo and townhomes, to single family and semi-estate options, your perfect home awaits. Shopping is convenient and green spaces and walking paths are plentiful. The district currently has a recreational facility (the Tuscany Club), four schools and a fire station.



City of Calgary Tuscany Profile: https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Tuscany-Profile.aspx

THE COMMUNITY

THE TUSCANY CLUB

Located in the heart of this community is a place where families can gather, hangout and enjoy all the amenities Tuscany has to offer, including a splash park, playground, skating rink, tennis courts, skate-park, gymnasium and banquet rooms. With special events hosted year round.
http://www.tuscany-connect.com/

LINKS:

The Tuscany Community Association
https://www.tuscanyca.org/

Tuscany Club Facebook Page:
https://www.facebook.com/tratuscanyclub/

SHOPPING

LOCAL SHOPPING:
The community offers two shopping areas.

THE TUSCANY MARKET
Everything you need in one convenient location, including Sobeys grocery & liquor store, Rexall drug store, Scotia bank, Circle K convenience store & gas station, Dominos Pizza, Starbucks, The Last Straw (local pub), drycleaners, and numerous services, including an eye doctor, medical walk-in clinic, Chiropractor, Dentist, vets and more!

TUSCANY SHOPPING
Located at the bottom of Tuscany Hill. This area offers a Home Depot, Tim Hortons, Liquor Store, A&W, gas station & convenience store and more!

SHOPPING

GROCERY STORES

Sobeys - 11300 Tuscany Boulevard NW
Rocky Ridge Co-op - 11595 Rockyvalley Drive NW
Sobeys - 9999 Country Hills Boulevard NW
Safeway - 99 Crowfoot Crescent NW
RC Superstore - 5251 Country Hills Blvd NW

SHOPPING CLOSE BY

ROCKY RIDGE SHOPPING CENTRE
11595 Rockyvalley Dr NW
Co-op grocery store and gas station, liquor store, vets, dental, and more.

ROYAL OAK ESTATES PLAZA
500 Royal Oak Dr NW
Restaurants, vets, daycare, liquor store, pharmacy, and more.

ROYAL OAK SHOPPING CENTRE
8888 Country Hills Blvd NW
Great amenities, including Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT CROSSING
151 Crowfoot Crescent NW
Grocery stores, restaurants, movie theater, coffee shops, services and more!

MARKET MALL
3625 Shaganappi Trail NW
https://www.cfshops.com/market-mall.html

BEARSPAW FARMERS MARKET -
25240 Nagway Road
Starts the 1st Sunday in June - End of September
http://bearspawlions.com/farmersmarket/

PARKS & REC

PUBLIC TRANSIT

It is easy to get around Tuscany as there are various bus routes throughout the neighbourhood #74 & #174 that start and end at the Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

http://www.calgarytransit.com/schedules-maps

PARKS & REC

Tuscany is a great family community that offers numerous parks, playgrounds, green spaces, baseball diamonds, soccer fields, walking/biking pathways & trails within its community and everything else is so close by.

PARKS & REC

12 MILE COULEE
The Twelve Mile Coulee is a natural area park located in northwest Calgary with two off-leash areas, a walking/bike path and numerous hiking trails.

https://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/12-Mile-Coulee.aspx

OFF LEASH AREAS

12 MILE COULEE (Tuscany)
137 Tuscarora Pl NW
There is a great off leash area at the top of Tuscany.

BOWMONT PARK
Fenced Off-Leash Area
85 Street NW

https://www.calgary.ca

LIBRARIES

FREE LITTLE LIBRARY
Charter #3159
https://www.librarything.com/venue/86730/Little-Free-Library-at-40-Tuscany-Springs-Way-NW

CROWFOOT LIBRARY
8665 Nose Hill Drive NW Calgary AB

HOURS:
Monday to Thursday 9:00am to 9:00pm, Friday 9:00am to 6:00pm. Saturday 9:00am to 5:00pm, Sunday noon to 5:00pm.
https://calgarylibrary.ca/locations/CROW/

PARKS & REC CLOSE BY

BOWNESS PARK
Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access
8900 48 Ave NW HOURS: 5AM to 11PM
http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx

CANADA OLYMPIC PARK / WINSPORT
(summer and winter activities)
(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW
403-247-5452 ext. 4
https://www.winsport.ca/

NOSEHILL PARK
5620 14 St NW
Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km2 (4.2 sq mi). It the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx

PARKS & REC

SHANE HOMES YMCA
11300 Rocky Ridge Rd NW
Phone: 403-351-6673
Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM
https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/

MELCOR YMCA (CROWFOOT)
8100 John Laurie Blvd NW . Phone: 403-547-6576
Hours: Monday-Friday: 5:30 am - 10:30 pm, Weekends & Holidays: 7:00 am - 8:30 pm
https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/

SERVICES

POLICE

CALL 911 for all emergencies.

Calgary Police Service District 7 - Country Hills
11955 Country Village Link NE
403-428-6700

Calgary Police Service District 3 - North Haven
4303 14 St NW
403-428-6300

FIRE STATION

CALL 911 for all emergencies.

Tuscany Fire Station #42
345 Tuscany Way NW -

SERVICES & AMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE
OPEN 8AM to 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

ROCKYVIEW GENERAL HOSPITAL
(24 hour Emergency)
7007 14 St SW
403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE
(OPEN 24 HOURS)
1213 4 St SW
403-955-6200

DENTAL

TUSCANY DENTAL CARE
11300 Tuscany Blvd NW #2078
403-239-0010
https://www.tuscanydental.com/

ROCKY RIDGE DENTAL
11595 Rockyvalley Dr NW
403-244-2273
https://www.rockyridgedental.com/

WALK-IN CLINICS

TUSCANY MEDICAL CLINIC
11300 Tuscany Blvd NW
403-374-4222

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS
500 Royal Oak Dr NW #232
403-910-1981
https://www.rockfordmd.ca/

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC
8730 Country Hills Blvd NW #250
403-262-7787
https://www.medicareclinic.org/

VETS

VCA - TUSCANY VETERINARY HOSPITAL AND BOUTIQUE
11300 Tuscany Blvd NW
403-547-8387
https://vcacanada.com/tuscany

ROCKY RIDGE PET HOSPITAL
11595 Rockyvalley Dr NW Unit 2010
403-984-4143
http://www.rockyridgevet.com/

CHIRO

TUSCANY CHIROPRACTIC & MASSAGE
11300 Tuscany Blvd NW
403-547-6001
https://www.tuscanychiro.com/home.html

SCHOOLS

PUBLIC SCHOOLS

Tuscany School (K-4)
990 Tuscany Dr NW
403-777-8060
http://school.cbe.ab.ca/school/Tuscany

Eric Harvie School (K-4)
357 Tuscany Drive NW
403-817-3532
https://www.cbe.ab.ca/ericharvie

Twelve Mile Coulee School (5-9)
65 Tuscany Hills Road NW
403-817-3390
http://school.cbe.ab.ca/school/twelvemilecoulee/Pages/default.aspx

Bowness High School (10-12)
4627 77 Street NW
403-286-5092
http://schools.cbe.ab.ca/b847/default.htm

CATHOLIC SCHOOLS

St. Basil School (K-9) Catholic
919 Tuscany Drive NW
403-500-2108
https://www.cssd.ab.ca/schools/stbasil/About/Pages/default.aspx

St. Francis High School (10-12) Catholic
877 Northmount Drive NW
403-500-2026
https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx