

UNIT 180

223 TUSCANY SPRINGS BOULEVARD NW



MacKenzie Robertson

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CALGARY & AREA | REAL ESTATE

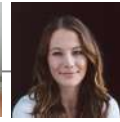
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UNIT 180 - 223 TUSCANY SPRINGS BOULEVARD NW

There is something wonderfully easy about life here at the Sierras of Tuscany. Set within one of Calgary's most established 40+ adult communities, 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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223 Tuscany Springs Boulevard NW # 180 Calgary, AB T3L 2M2

Residential
Active

A2347454

DOM: 0 **LP:** \$279,900.00
OP: \$279,900.00

PD:



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:	\$500.27
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 Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Desc:	0310370;196	Tax Amt/Yr:	\$1,941.00/2026
Legal Pln:	0310370 Blk:	Loc Imp Amt:	
Zoning:	M-C1 d125	Front Exp:	SW
Title to Lnd:	Fee Simple		
Disclosures:	No Disclosure		
Restrict:	Adult Living, Pet Restrictions or Board approval Required, Restrictive Covenant		

Recent Change: **09/25/2026 : NEW**

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		Total AG:	51.98	Mtr2	559.50	SqFt
Baths:	0	0	0	1	0	0	Bed Abv: 1					
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 4					

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	HOA:	Yes
Mgmt Co/Ph:	4032340166	Floor #:	1
Post Tension:	No		

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Condo Information

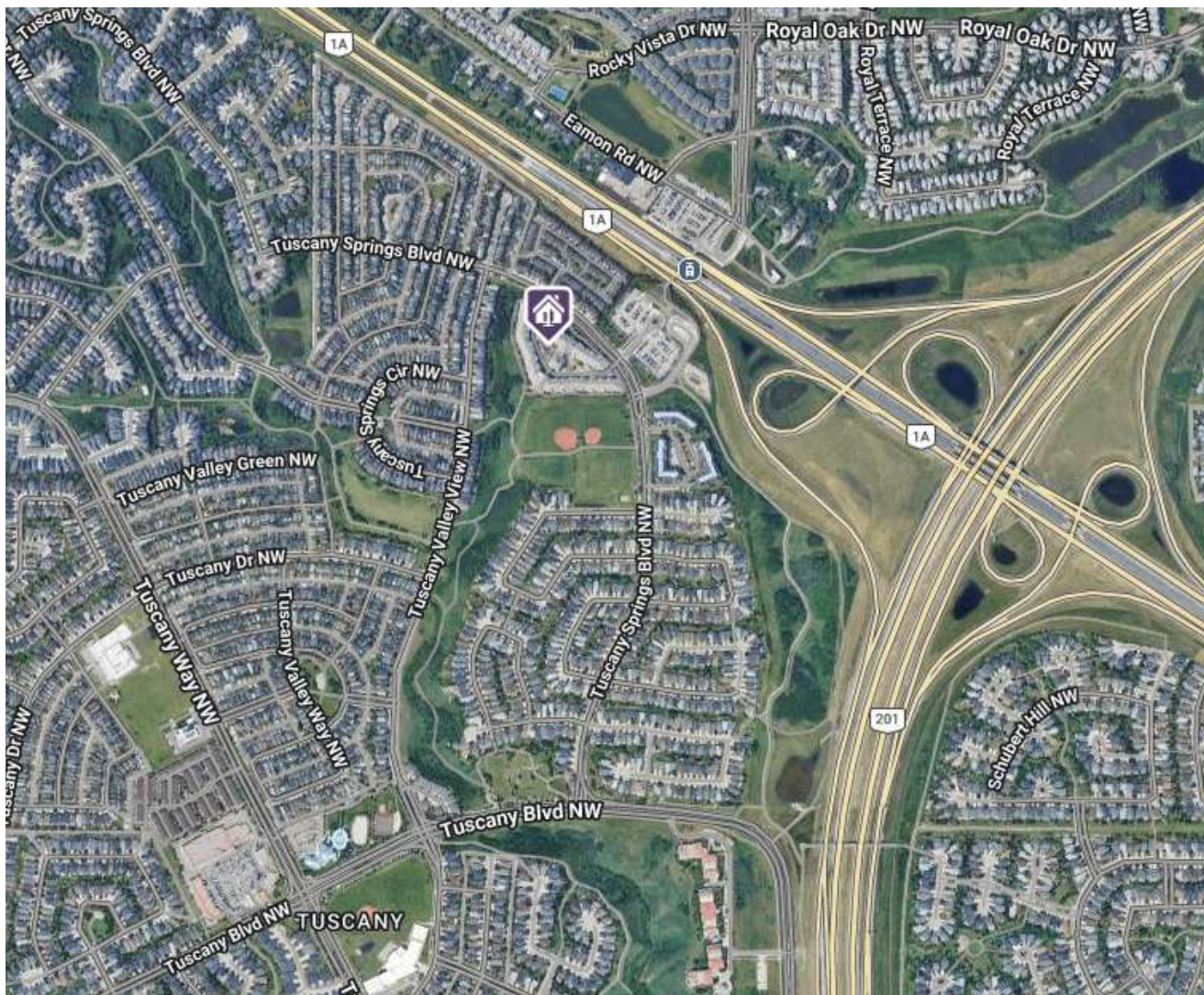
Prk Plan Type:	Assigned	Prk Stall #:		# Elevators:	3
Legal Desc:	0310370/0310370	Storage Type:	Assigned	Total Floors:	3
Legal Park:		Locker #:	180	Common Walls:	No Common Walls
Legal Stor:		Registrd Size:	53	Unit Exposure:	SW
# of Units:				Unit Factor:	23
Fee Includes:	Electricity, Heat, Maintenance 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				

Printed Date: 09/25/2026 5:18:50 PM

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.

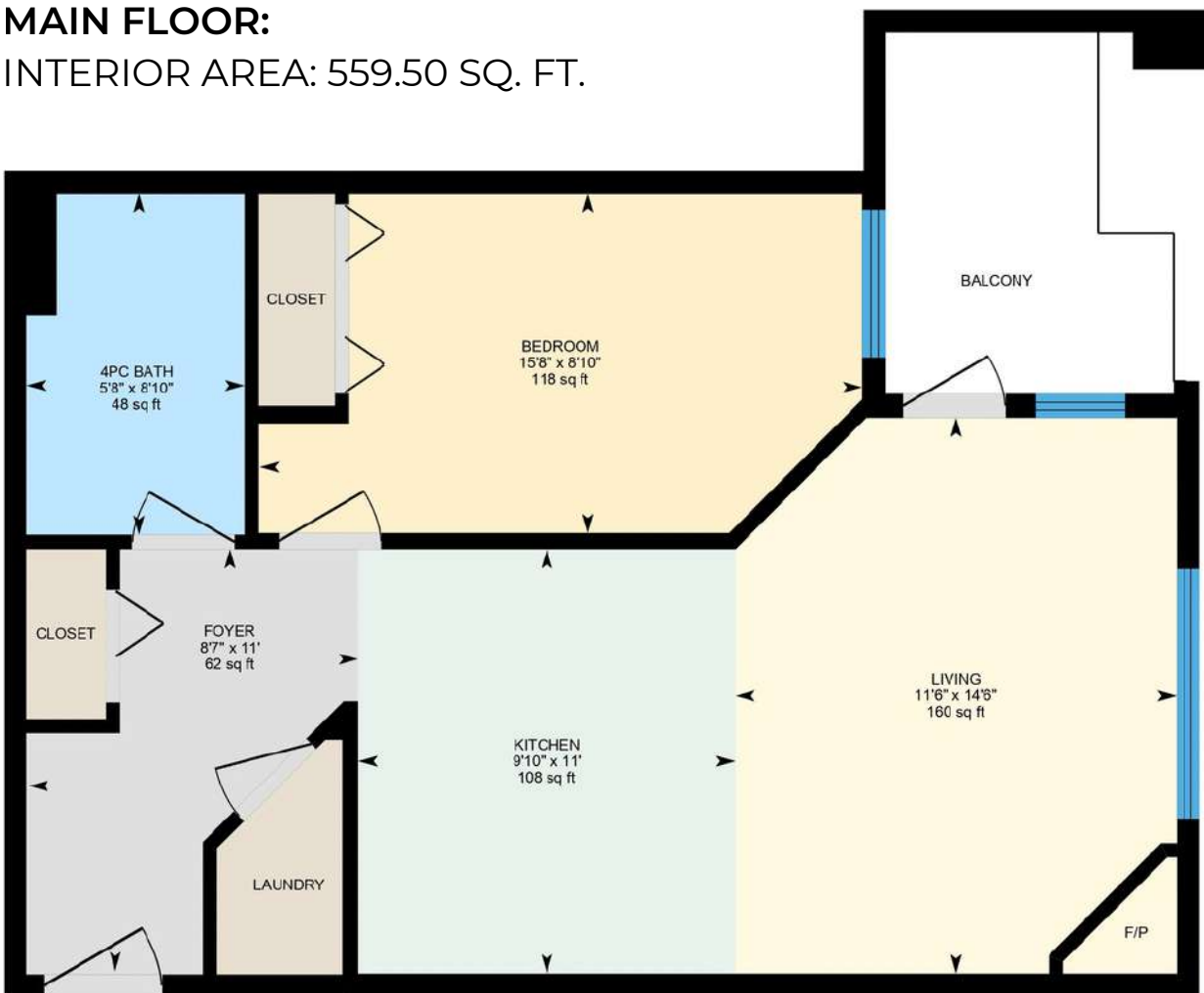
Experience the perfect blend of luxury, comfort, and community in this exceptional condo at the Sierras of Tuscany. Don't miss the opportunity to make this your new home!



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA: 559.50 SQ. FT.



0 3 6 ft



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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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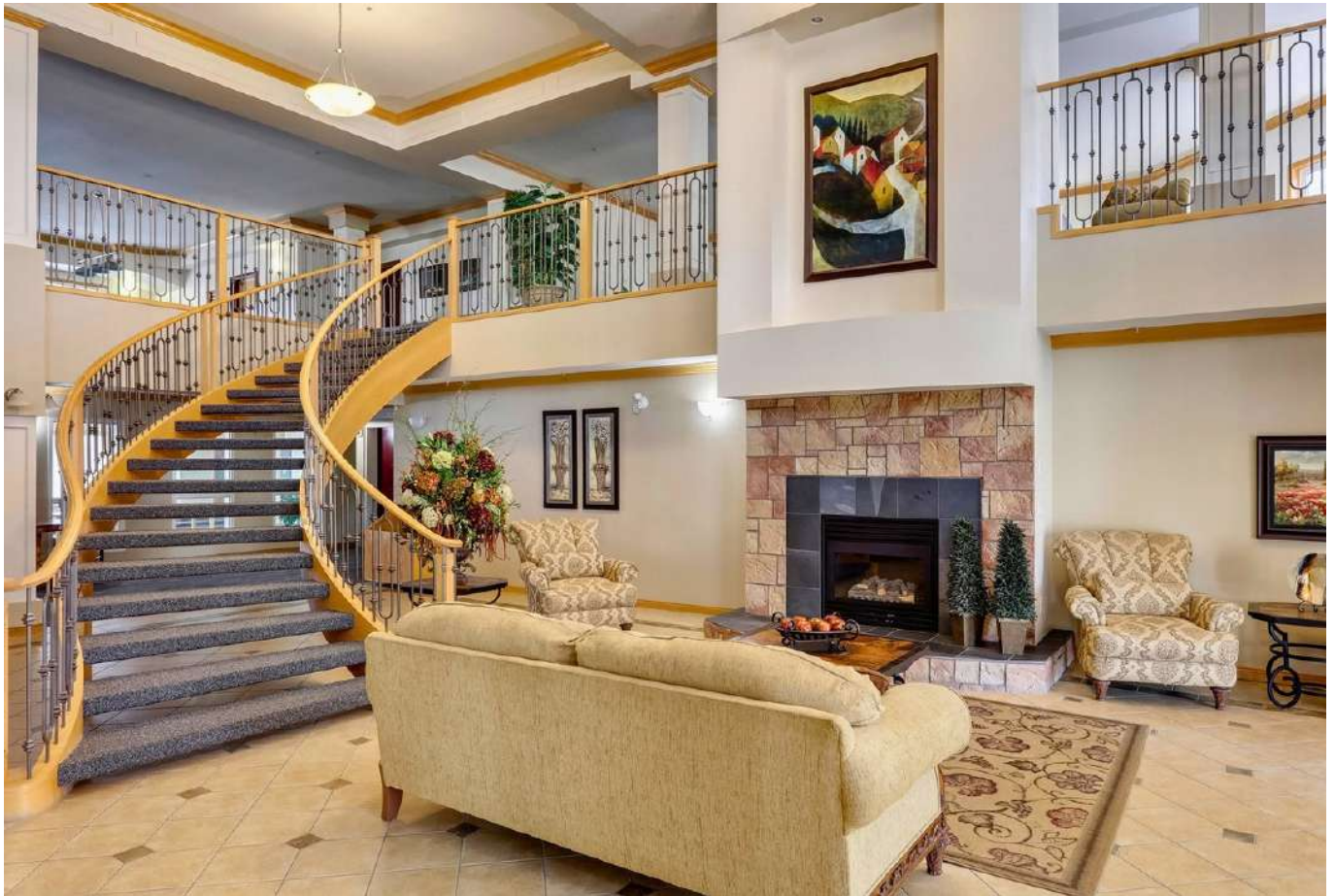




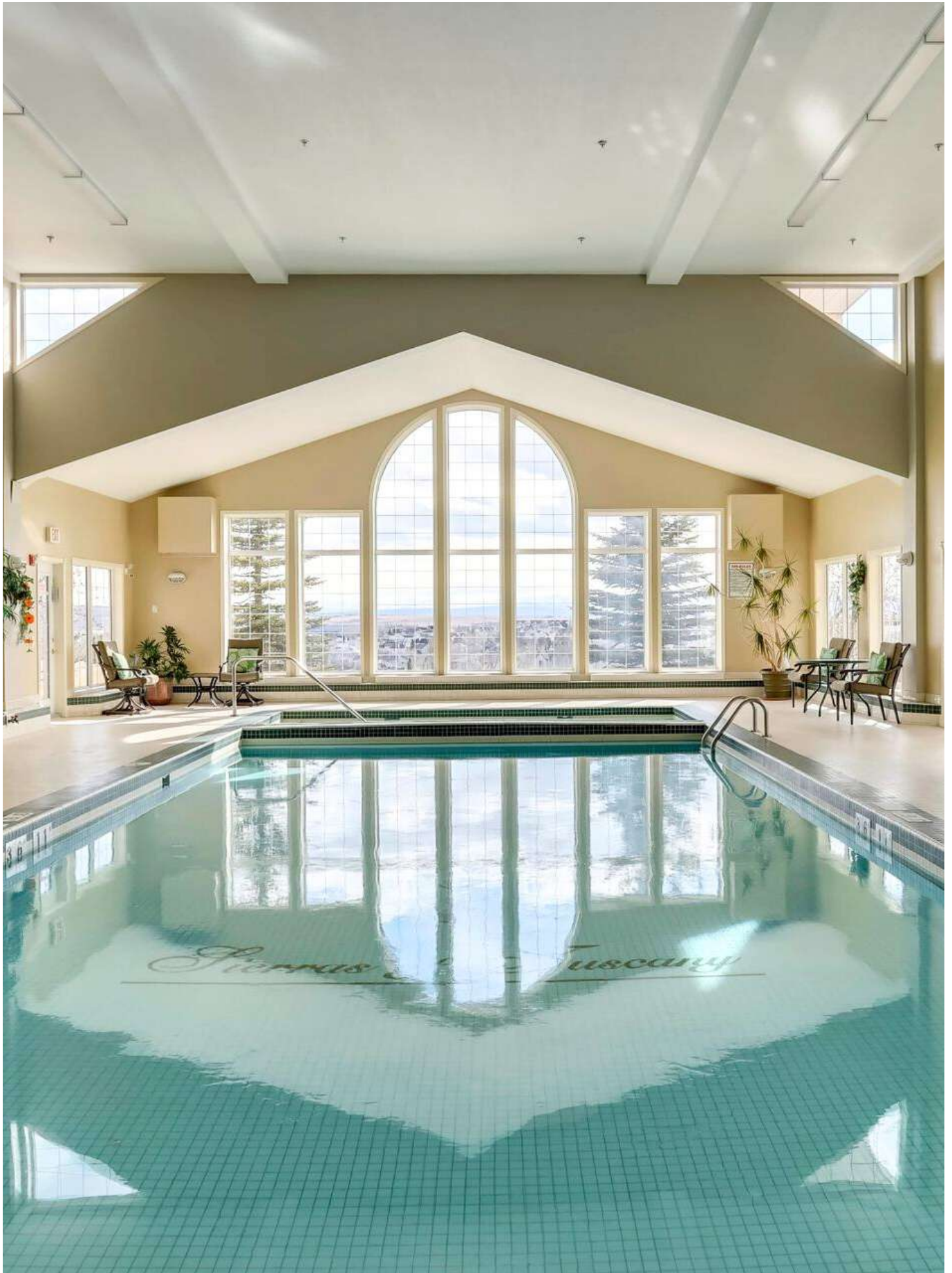




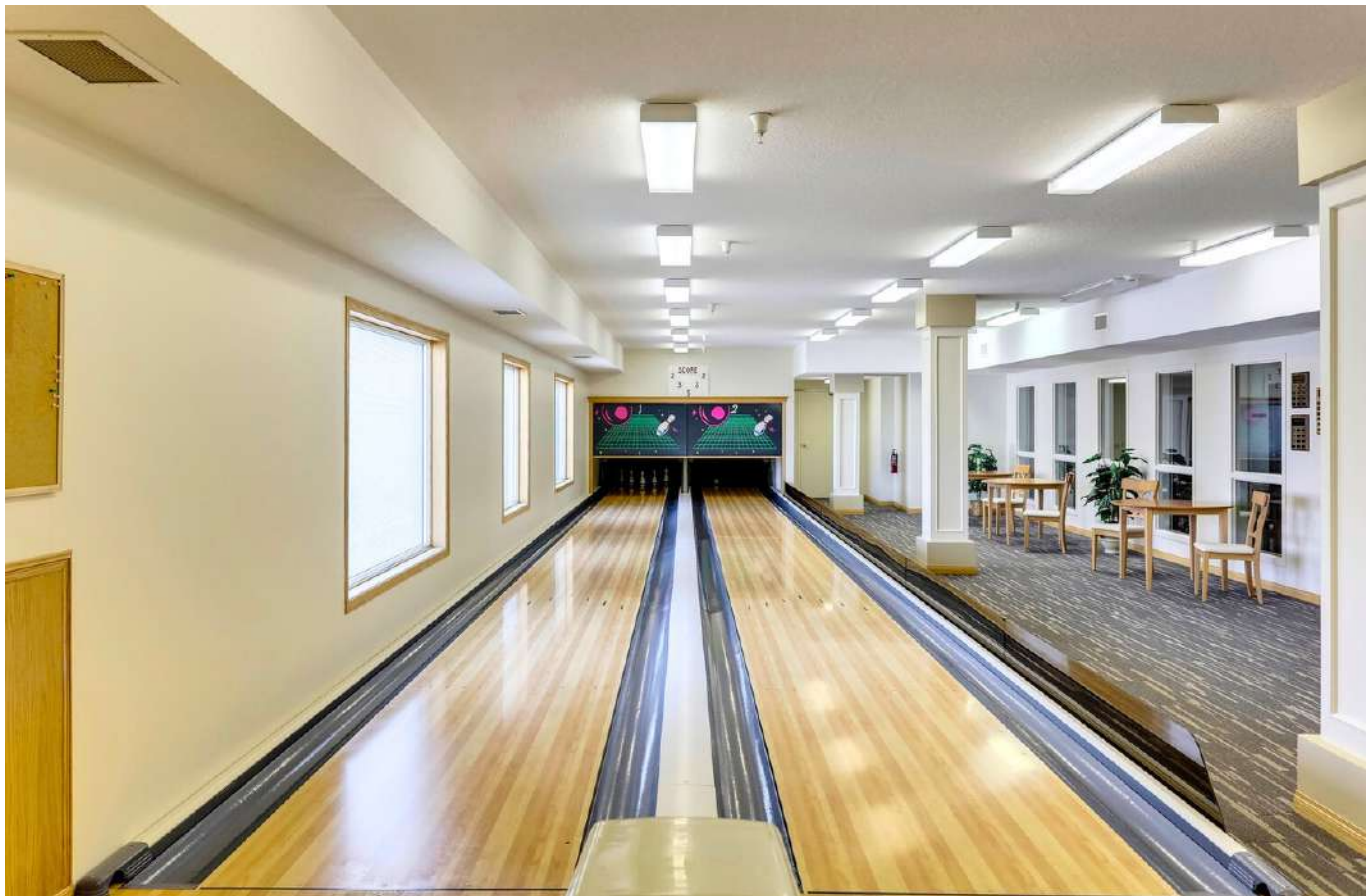
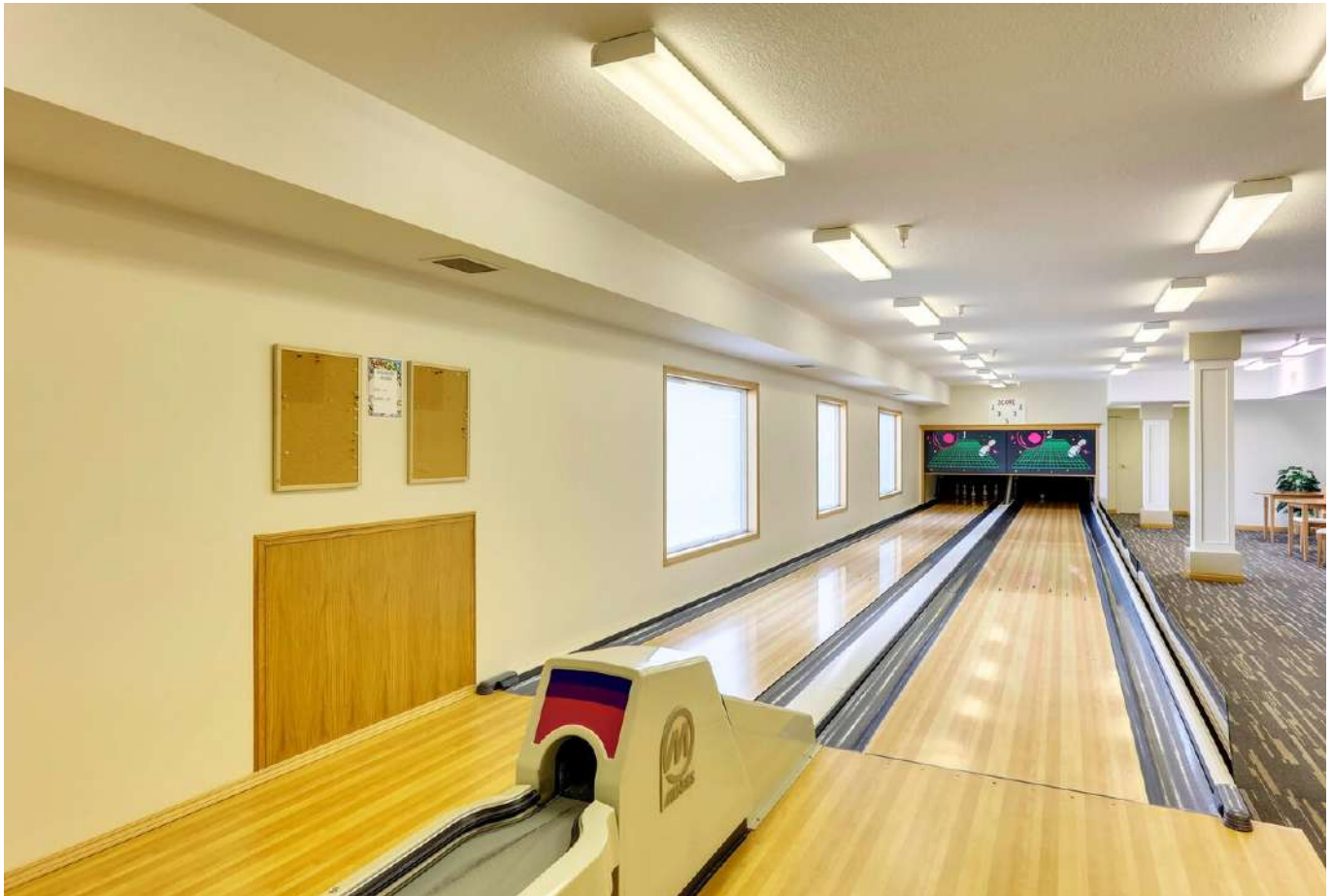






















WELCOME TO

TUSCANY



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THE COMMUNITY

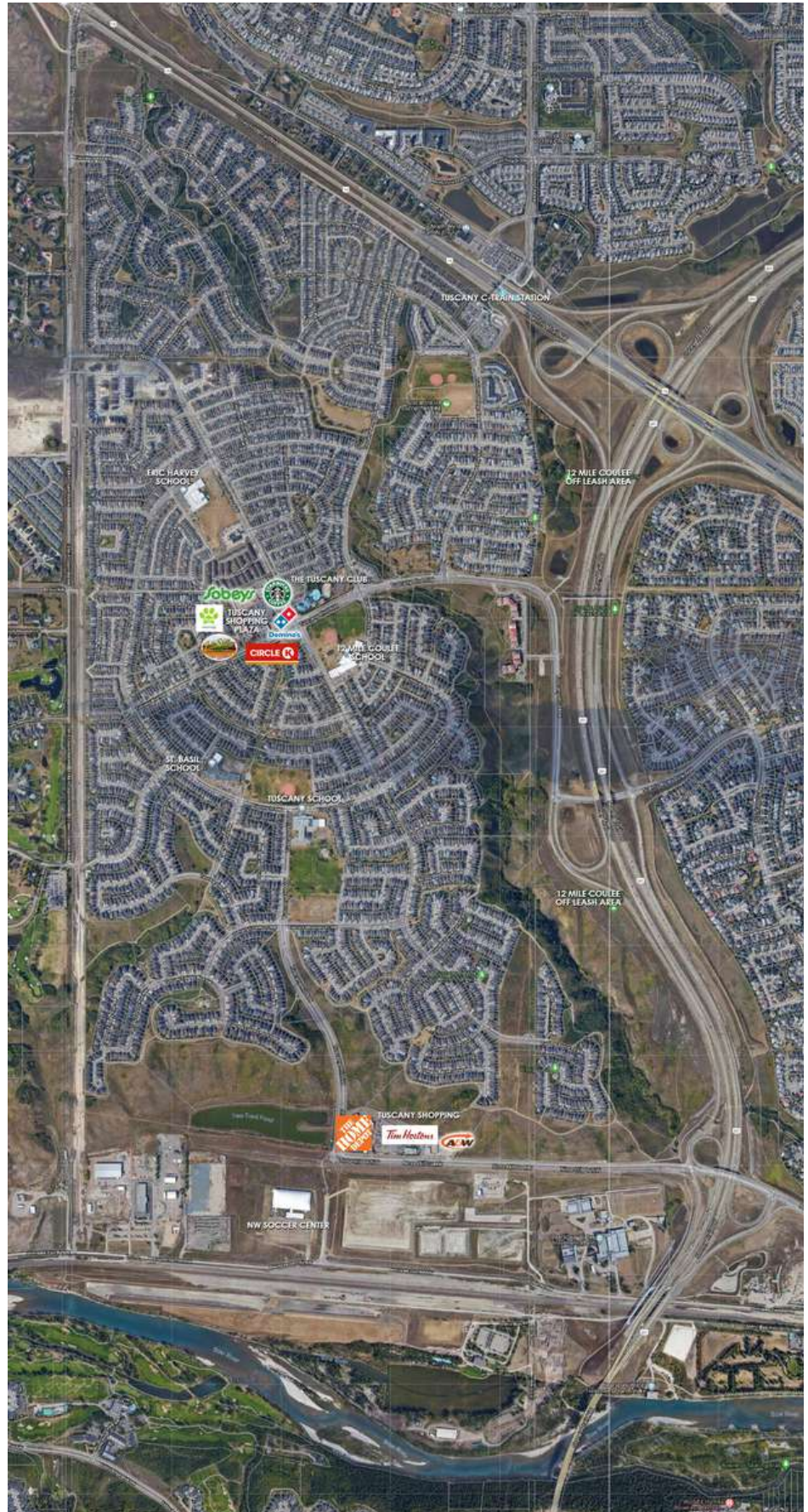
Tuscany

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:

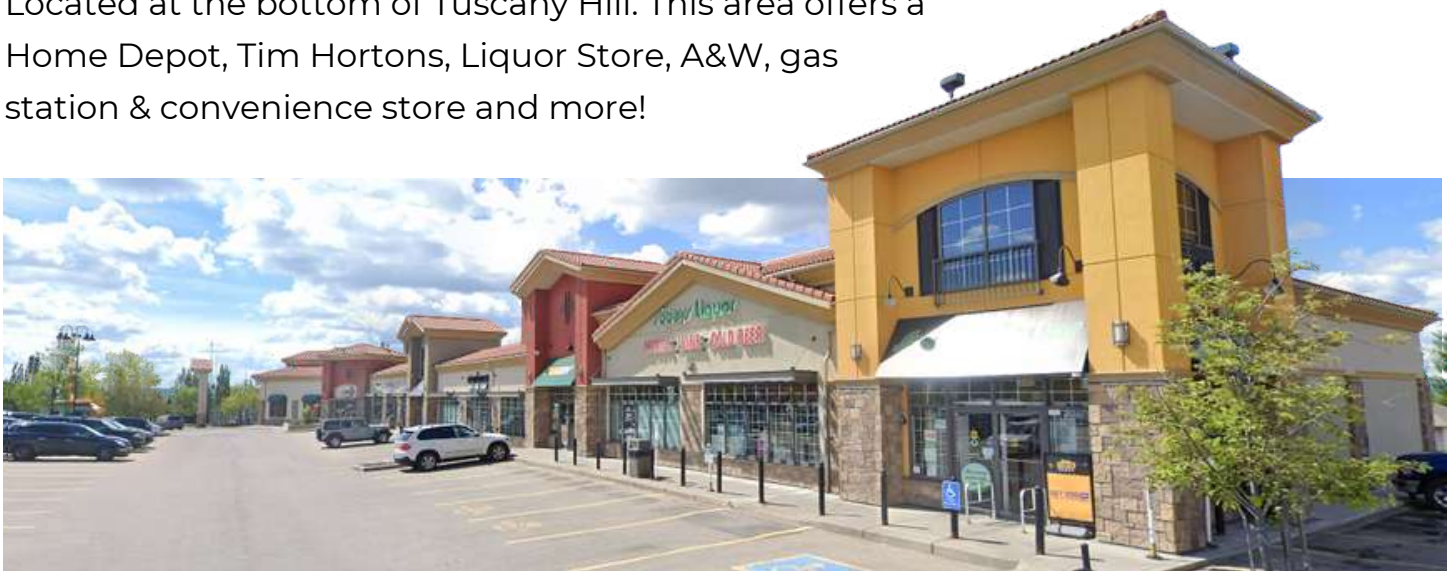
The community offers two shopping areas.

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/schedule-s-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

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 is 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

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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/>

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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/>

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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>

