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223 Tuscany Springs Boulevard NW # 113 Calgary, AB T3L 2M2

Residential
Active

A1032615



Recent Change: **10/30/2020 : DOWN : ->Active**

DOM: 49 **LP:** \$294,900.00
OP: \$299,900.00

PD:

Class: Apartment **Area:** Calgary
County: Calgary **Zone:** CAL Zone NW
Type: Low Rise (2-4 stories) **Community:** Tuscany
Levels: Single Level Unit **Ttl Beds:** 2
Year Built: 1999 **F/H Bth:** 1/0
LINC#: [0028575688](#) **LP/SF:** \$346.94
Arch Style: Low-Rise(1-4) **Suite:** No
Possession: 30 Days / Neg

Lot Dim: **Lot Size:** SqFt
Legal Pln: 0012551 **Blk:** **Lot:** **Condo:** Yes

Land Use: M-C1 d125 **Tax Amt/Yr:** \$1,866.00/2019
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** N
Restrict: Adult Living, Pet Restrictions or Board approval Required

Public Remarks: PRICE REDUCED!** Welcome to the Sierras of Tuscany, a highly-coveted 40+ adult building with a sense of community offering a maintenance-free lifestyle. This beautiful, freshly painted main floor unit has two bedrooms and a 4pc main bath. The open floor plan features a spacious foyer, with 9' ceilings and new luxury vinyl plank flooring throughout. A large combination living room/dining room with a corner gas fireplace. Fabulous balcony with a gas line for the bbq. Maple kitchen cabinets and all brand new upgraded SS appliances including stove with double oven. Large in-suite laundry room with built-in cabinets. Monthly condo fees include heat, water-sewer & electricity plus access to top-notch amenities including: workshop, craft room, movie theatre, ballroom, library, swimming pool, gym, workshop, car wash, central air-conditioning, recreation centre, handicap access, guest suites, bowling alley & "Panorama Room" overlooking green space and sports fields against a backdrop of mountain views. There are many planned amenity activities and many special interest clubs available to join. Minutes to the Tuscany LRT Station, close to shopping, restaurants and parks. All this and more waiting for you in one of the city's most desirable communities!

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P	Bed Abv:	Rms Abv:	Total AG:	79	Mtr2	850	SqFt
Baths:	0	0	1	0	0	2						
EnSt Bth:	0	0	0	0	0	5						

Property Information

Basement:

Heating: Baseboard, Natural Gas **Lndry Feat:** In Unit
Construction: Brick, Stucco **Cooling:** Central Air
Foundation: Concrete **Fireplaces:** 1/Gas, Living Room
Exterior Feat: None **Flooring:** Ceramic Tile, Vinyl
Roof Type: Other **Fencing:**
Reports: None **Balcony:** Balcony(s)

Parking: Stall, Assigned, Parkade, Enclosed, Guest, Secured, Underground
Features: Open Floorplan
Comm Feature: Clubhouse, Park, Schools Nearby, Playground, Pool, Sidewalks, Shopping Nearby
HOA: \$189.00/Annually
HOA Include: Amenities w/HOA
Appliances: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: None

Condo Information

Condo Name: Sierra's Of Tuscany **Condo Fee:** \$412/Monthly
Condo Type: Conventional **Post Tension:** No **HOA:** Yes
Mgmt Co/Ph: Diversified Management South/4032307376 **Floor #:** 1
Prk Plan Type: Assigned
Legal Desc: 0012551/12 **Prk Stall #:**
Legal Park: **Storage Type:** Assigned **Total Floors:** 4
Legal Stor: **Locker #:** 113 **Common Walls:** 2+ Common Walls
Total Units: **Registrd Size:** 79 **Unit Exposure:** N
Fee Includes: Common Area Maintenance, Electricity, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Water **Unit Factor:** 33
Reg Size Incl: Interior Above Grade **Prk Unit Factor:**
Assoc Amen:

Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Parking, Party Room, Recreation Facilities,
Recreation Room, Snow Removal, Storage, Workshop

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