

# \$575,000 - 1315, 10221 Tuscany Boulevard Nw, Calgary

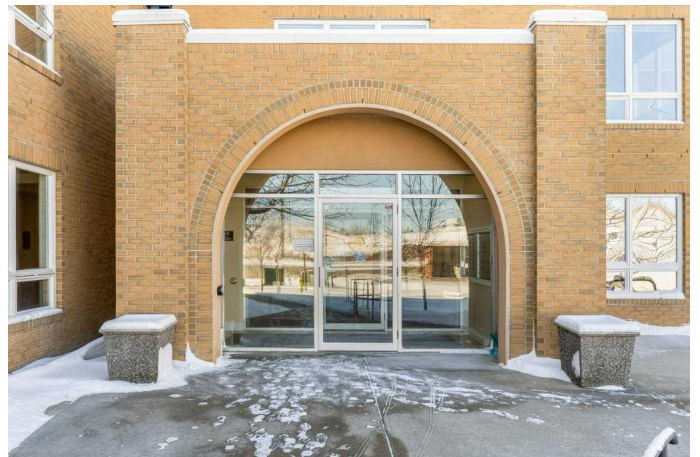
MLS® #A2191597

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,347 sqft  
Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Once you have entered, you will know you have found your new home. As you step inside, you will find a bright and cheery open floor plan and upgraded finishing throughout, including beautiful hardwood flooring, an upscale kitchen with granite countertops, and stainless-steel appliances. The spacious living room boasts a lovely gas fireplace, and the large dining area is perfect for entertaining family and friends year-round. Step outside to the oversized balcony and enjoy the lovely view to of Canada Olympic Park. This home also boasts in-suite laundry room, complete with extra storage shelves. There are two large bedrooms and two full bathrooms, including a primary suite featuring an elegant five-piece ensuite and a large walk-in closet. Coming with this home is one titled, underground parking stall, as well as a titled underground storage locker. Other benefits within the building include guest suites to accommodate overnight visitors, as well as a meeting room. Living within Villa d'Este™ also allows for membership to the Tuscany Club, which features health and wellness classes, a full-size gymnasium, outdoor skating rink and tennis courts and rooms to rent out for special occasions. This home's location is ideal, as it offers easy access to main roadways leading to U of C, downtown and highway one. Shopping, C.O.P., city transit and walking paths are all close by. This lovely home is move-in ready and waiting for its new owner(s). A quick possession is desired.



Built in 2006

## Essential Information

MLS® #	A2191597
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,347
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1315, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L0A8

## Amenities

Amenities	Guest Suite
Parking Spaces	1
Parking	Heated Garage, Underground
# of Garages	1

## Interior

Interior Features	Central Vacuum, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	3

### Exterior

Exterior Features	None
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 20th, 2025
Days on Market	42
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.