

# \$565,000 - 1315, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2191597

**\$565,000**

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

Tuscany, Calgary, Alberta

WELCOME HOME! 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 dâ€™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 homeâ€™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	\$565,000
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	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Electric Range, Garage Control(s), Washer/Dryer Stacked
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, Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	63
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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