

\$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

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	\$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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
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	56
Zoning	M-C1
HOA Fees	224
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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