

# \$555,000 - 1315, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2215936

**\$555,000**

2 Bedroom, 2.00 Bathroom, 1,346 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® #	A2215936
Price	\$555,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1315, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A8

### **Amenities**

Amenities	Elevator(s), Guest Suite, Party Room
Parking Spaces	1
Parking	Underground, Attached Carport

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	M-C1
HOA Fees	231
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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