

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

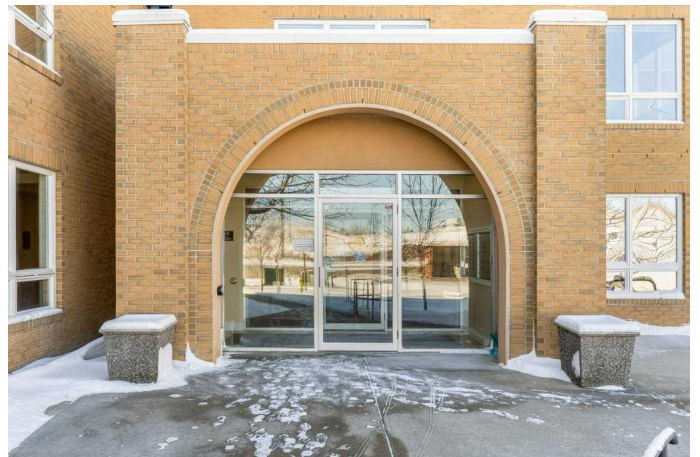
MLS® #A2191597

\$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 | 40 |
| Zoning | M-C1 |
| HOA Fees | 224 |
| HOA Fees Freq. | ANN |

Listing Details

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

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