

\$489,900 - 1301, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2235212

\$489,900

1 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

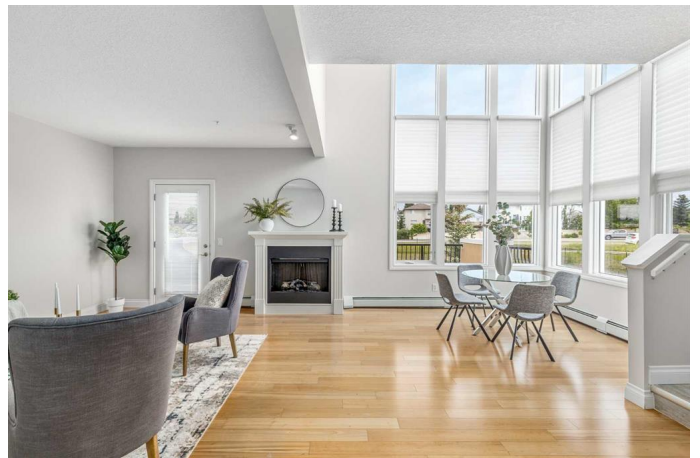
Open House Thursday Sept 11 -6:00 PM till
8:00 PM - Come see what we have to offer!

"HUGE

NEWS" - Owner is offering to pay YOUR
Condo Fees until end Of December 2025.

STUNNING Top Floor Suite offering 1483
sq ft of Living space! You will know Luxury
living with soaring 24 - foot ceilings and an
abundance of Natural light from the Large
Windows. Main floor features a Chefs dream
Kitchen with Granite counters and Tons of
room for the cooks in the house. Eating bar for
your breakfast or Lunch, Table for the Dinner
is reserved for you, your partner and guests.
You will be entertaining lots in this Lovely
space. Great Room features a Gorgeous
FIREPLACE and lots of room for your
furniture here. Sectional Couch - no problem!
The spacious layout includes a beautiful Loft
Area that can serve as a den or office, Perfect
for remote work or relaxation. The primary
bedroom offers a serene retreat with a lavish 5
pc en-suite bathroom. designed for ultimate
comfort. Huge DECK to enjoy your morning
COFFEE while watching the Sunrise.

Complex offers Guest Suites for this out of
town visitors, Bike Storage, Meeting Rooms
and Access to Tuscany Owner Club. The Pet
Friendly building, also features a dog park
nearby, making it an ideal location for pet
owners. Situated just minutes away from the
LRT, Hospitals, Downtown Calgary and of
course the ROCKY MOUNTAINS. The
complex is very well managed and the Condo



Board is Exceptional. DID I MENTION NEW
PAINT??

Built in 2009

Essential Information

MLS® #	A2235212
Price	\$489,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	1301, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A8

Amenities

Amenities	Parking, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Guest Suite, Recreation Facilities, Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

	Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Many Trees, No Neighbours Behind, See Remarks
Roof	Clay Tile
Construction	Brick, See Remarks, Stucco, Wood Frame, Aluminum Siding, Asbestos

Additional Information

Date Listed	June 27th, 2025
Days on Market	77
Zoning	M-C! d75
HOA Fees	231
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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