

# \$444,500 - 1301, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2235212

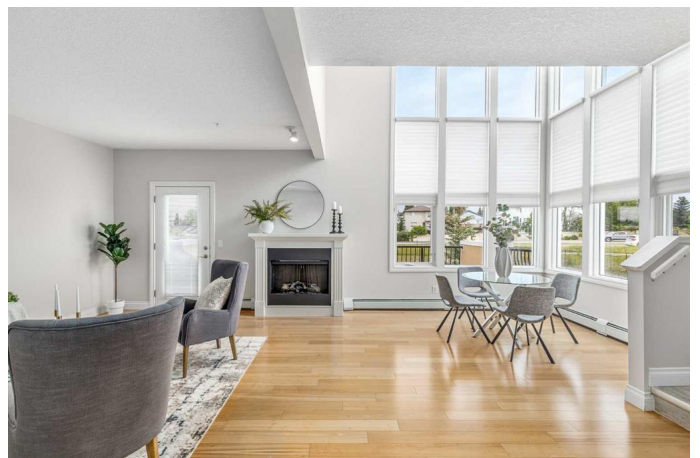
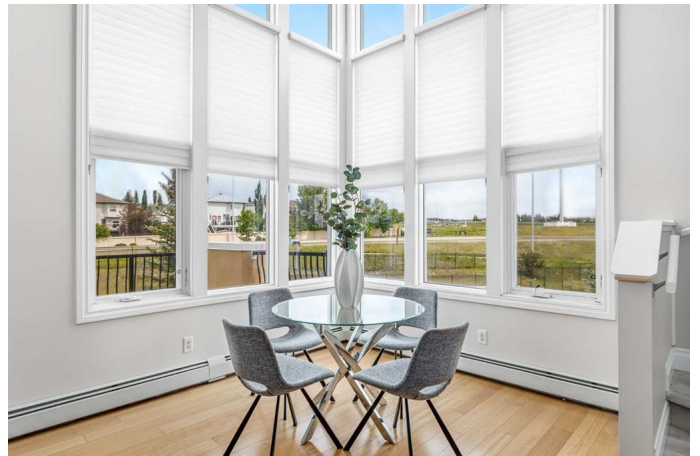
**\$444,500**

1 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

"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          | \$444,500        |
| 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      | Bicycle Storage, Elevator(s), Guest Suite, Parking, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                          |
| Parking        | Heated Garage, Stall, Titled, Underground                                                                                                                  |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Ceiling Fan(s), Central Vacuum, Granite Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Garburator, Microwave Hood Fan, See Remarks, Washer/Dryer                |
| 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, No Neighbours Behind, See Remarks, Many Trees         |
| Roof              | Clay Tile                                                         |
| Construction      | Wood Frame, Aluminum Siding, Asbestos, Brick, See Remarks, Stucco |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 123             |
| Zoning         | M-C! d75        |
| HOA Fees       | 231             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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