

# \$469,900 - 1301, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2235212

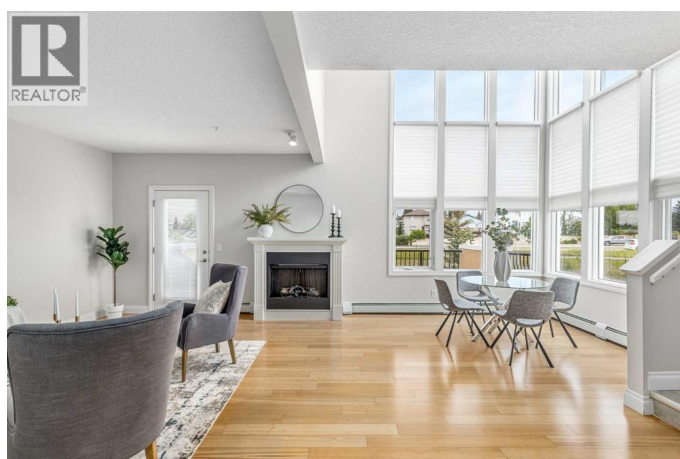
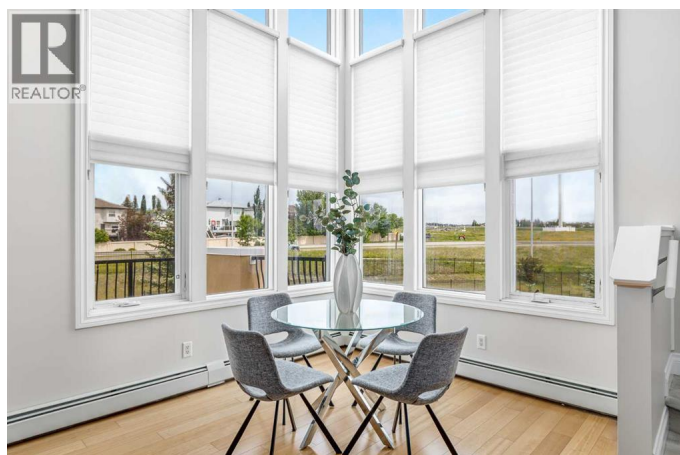
**\$469,900**

1 Bedroom, 2.00 Bathroom, 1,483 sqft

Single Family 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?? (id:6289)



Built in 2009

## Essential Information

Listing #	A2235212
Price	\$469,900
Bedrooms	1
Bathrooms	2.00
Square Footage	1,483
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

## Community Information

Address	1301, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
Province	Alberta
Postal Code	T3L0A8

## Amenities

Amenities	Schools, Shopping, Guest Suite, Recreation Centre
Features	See remarks, No neighbours behind, No Smoking Home, Guest Suite, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Microwave Range Hood Combo, See remarks, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

## Exterior

Exterior	Aluminum siding, Asbestos, Brick, See Remarks, Stucco
Exterior Features	Landscaped
Construction	Wood frame

## Listing Details

Listing Office      CIR Realty



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Listing information last updated on October 13th, 2025 at 8:01pm PDT