



2105, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2320893



\$665,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,347 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

This is a rare opportunity to own a unit in Villa D’Este, the premier condo complex in Tuscany. Nestled in one of Calgary’s most desirable neighbourhoods, this exceptional west-facing unit offers 1,347 sq. ft. of single-level living with 2 bedrooms, 2 bathrooms and 2 titled parking stalls (one underground and one surface). Enjoy breathtaking 180-degree views overlooking 12 Mile Coulee Environmental Park and the Rocky Mountains. This ground-floor condo offers an unparalleled lifestyle just steps from scenic walking paths. The original owner presents this meticulously maintained, move-in-ready home for the first time on the market. Large windows frame the stunning views and fill the home with natural light, complemented by 9-foot ceilings that enhance the bright, airy feel throughout. The spacious living room is perfect for relaxing, featuring a cozy fireplace that adds warmth and comfort. Step out onto the sizeable balcony to enjoy ravine views, wildlife and vibrant sunsets. The kitchen blends style and functionality with stainless steel appliances, granite countertops, a convenient breakfast bar/island, and abundant storage, making it ideal for everyday living and entertaining. The primary suite is a true retreat, featuring a spacious 5-piece ensuite with double sinks and a walk-through closet. The second bedroom is generously sized, with the main 4-piece bathroom conveniently located across the hall. Additional highlights include in-suite laundry with extra storage, two titled parking stalls, and a separate storage locker. This well-managed complex offers exceptional amenities, including two guest suites and social rooms, supported by an engaged condo board and strong community feel. Ideally located within walking distance to Sobeyes, Starbucks, banks and more, this home combines convenience, comfort and

natural beauty. Don't miss your chance to own in one of Calgary's most sought-after communities. Call today to book your private showing!