



GRASSROOTS
REALTY GROUP

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1208, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2345307



\$640,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,346 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 758
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NA		

Unobstructed ravine and Rocky Mountain views define this second-floor, west-facing residence in Tuscany's Villa D'Este complex. Spanning 1,345 square feet on a single level, the home underwent an interior designer-guided renovation featuring fresh paint, luxury vinyl plank flooring, quartz countertops with a tile backsplash, new appliances, low-noise central air conditioning, and a primary ensuite with a redesigned shower and vanity. Nine-foot ceilings expand the open layout, where an electric fireplace anchors the main living area. Step onto the balcony—refurbished with durable Duradek in 2025—equipped with a gas line overlooking the coulee. The floor plan places the primary suite with a walk-through closet and 5-piece ensuite opposite a second bedroom near a full 4-piece bath. Practical features include a dedicated laundry room with in-suite storage, a separate storage locker, and two titled parking stalls (one underground, one surface). Positioned directly alongside the 12 Mile Coulee pathway network, this well-managed complex offers two guest suites, a party room, a healthy reserve fund, and immediate walkability to the Tuscany Market which features grocery shopping, restaurants, a pharmacy, a hair salon, banking, and other local services. Residents enjoy convenient access to nearby transit and the Tuscany LRT station.