

# \$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

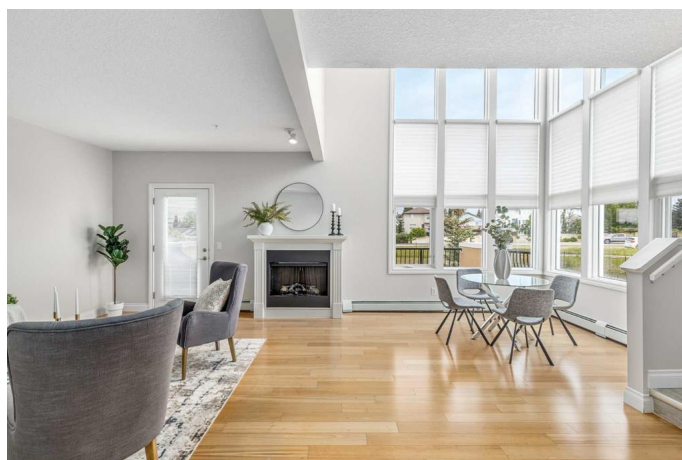
Open House Thursday Sept 11 -6:00 PM till  
8:00 PM - Come see what we have to offer!

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

	Microwave Hood Fan, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
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	Aluminum Siding, Asbestos, Brick, See Remarks, Stucco, Wood Frame

## Additional Information

Date Listed	June 27th, 2025
Days on Market	76
Zoning	M-C! d75
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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