

# \$625,000 - 2110, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2235585

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to Villa d'Este™ where luxury meets lifestyle.

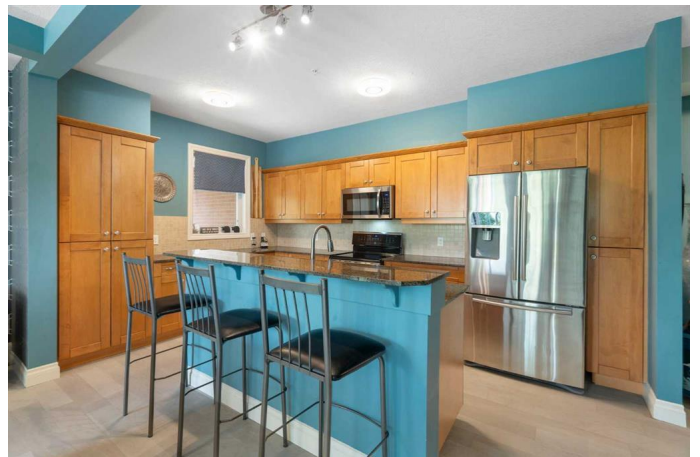
This spacious ground-floor end unit offers over 1,500 sq. ft. of elegant living. Bathed in morning light, the east-facing layout features two generously sized bedrooms, two full bathrooms, and two titled parking stalls including a surface stall just steps from your front door for easy grocery drop-off or guest access.

Inside, enjoy the open-concept plan with 9-foot ceilings, newer luxury vinyl plank flooring throughout, a cozy gas fireplace, and large windows that frame the surrounding natural beauty. The maple kitchen is beautifully appointed with granite counters and stainless-steel appliances, flowing seamlessly into the dining and living areas.

The generously sized primary suite is a true retreat, with patio access, dual walk-through closets, and a spa-like 5-piece ensuite featuring a corner soaker tub — it's a perfect place to relax and recharge. Additional features include a second full bathroom, in-unit laundry with storage, central A/C, and a separate titled storage locker for added convenience.

Step out to your 23' x 10' covered patio, offering direct access to lush walking paths and tranquil ravine views — the ideal setting for your morning coffee or evening glass of wine.

Ideally located just minutes from Tuscany shopping, the LRT, Crowfoot Centre, and



major routes such as Crowchild and Stoney Trails. Watch the virtual tour, then book your in-person viewing for this gorgeous move-in ready luxury condo.

Built in 2007

### Essential Information

MLS® #	A2235585
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,535
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2110, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A3

### Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Stall, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Wall/Window Air Conditioner
Heating	Hot Water, Natural Gas
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Environmental Reserve
Roof	Clay Tile
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	15
Zoning	M-C1 d75
HOA Fees	231
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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