

**2210, 10221 Tuscany Boulevard NW
Calgary, Alberta**

MLS # A2306657



\$645,000

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,542 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 831
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Corner End-Unit Gem in Tuscany's Villa d'Este — Extensively Renovated & Move-In Ready! Discover premium maintenance-free living in northwest Calgary's most desirable community of Tuscany. This rare corner end-unit at Villa d'Este offers 1,541 sq ft of bright, open-concept space with two bedrooms and two full bathrooms. Nearly every inch has been thoughtfully refreshed. Wide-plank laminate flooring runs throughout (except bathrooms and laundry), complemented by fresh baseboards and freshly painted walls. Nine-foot ceilings add volume to the expansive great room, now anchored by a dramatic wide electric fireplace and direct access to the large front balcony. The formal dining area flows seamlessly into the updated kitchen, where original maple cabinetry has been beautifully repainted and paired with sleek quartz countertops, a generous breakfast bar island, and stainless-steel appliances. The spacious primary bedroom features private balcony access and a walk-through closet leading to a luxurious five-piece ensuite with soaker tub and double sinks. A second bedroom and full bathroom provide flexibility for guests, a home office, or family. In-suite laundry and extra storage complete the practical layout. Step outside to enjoy two private balconies—the large front deck plus a smaller south-facing balcony with partial mountain views and BBQ hook-up. As a true end unit, you'll enjoy extra windows, added privacy, and a quieter feel. Ownership includes two titled parking stalls (one underground, one surface) and a titled storage locker. Building amenities feature two guest suites for visitors and a private owners' meeting room. Perfectly located, the home is surrounded by environmental reserve, extensive walking and cycling paths, and just minutes from the Tuscany LRT station, local

shopping, schools, and quick access to Stoney Trail. Surrounded by friendly neighbours who create a true sense of community, this freshly renovated corner unit delivers modern finishes, exceptional value, and an effortless lifestyle in one of Calgary's premier northwest enclaves. Contact us today to schedule a private showing—this opportunity won't last long!