

**2105, 10221 Tuscany Boulevard NW**  
**Calgary, Alberta**

**MLS # A2320893**



## \$599,900

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

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

**Inclusions:** none

**\*\*Open House: Sat, July 25, 2-4 pm\*\*.** Ground floor. West-facing. Ravine and mountain views from your windows and patio. Welcome to one of Tuscany's finest condo buildings. This 1,347 sq. ft. condo offers 2 bedrooms, 2 full bathrooms, and 2 titled parking stalls &mdash; underground and surface. Single-level living with no stairs. On the market for the first time, lovingly cared for by the original owner. Light pours in through large windows. Nine-foot ceilings make the space feel even larger. A fireplace anchors the living room. The kitchen has granite countertops, stainless steel appliances, and a breakfast bar island &mdash; perfect for everyday living and entertaining. The patio overlooks the ravine, with a dedicated gas line for your BBQ. Sunsets are included. The primary bedroom features a walk-through closet and a spacious 5-piece ensuite with double sinks. The second bedroom is generously sized, with a 4-piece bathroom conveniently located across the hall. In-suite laundry, extra storage space, and a dedicated storage locker add everyday convenience. A comfortable lock-and-leave home for buyers who value convenience, walkability, and independence. Villa D'Este delivers: an engaged condo board, a nearly \$1M reserve fund, two guest suites and a party room. The \$744/month fee covers building insurance, professional property management, exterior maintenance, landscaping, snow removal, and reserve fund contributions &mdash; no surprise special assessments. Walk to Sobeys, Starbucks at the nearby shopping centre &mdash; or head straight to the 12 Mile Coulee pathways at your door. Don't miss your chance to own in one of Calgary's most sought-after communities. Call today to book your private showing!