

2105, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2341913



\$535,000

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

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

****Open House: Sat, Sept 26, between 1 and 3 pm**** Enjoy stunning west-facing ravine and Rocky Mountain views, with spectacular alpine vistas on clear, sunny winter days. Welcome to Villa D’Este in Tuscany — an ideal home for downsizers seeking the simplicity, comfort and convenience of condo living. This spacious 1,347 sq. ft. ground-floor condo with 2 bedrooms and 2 titled parking stalls offers single-level living with no stairs and is being offered for sale for the first time by its original owner. Large windows fill the home with natural light, complemented by 9-foot ceilings and a cozy living room fireplace. The kitchen features granite countertops, stainless steel appliances and a breakfast-bar island. Step onto the private patio overlooking the ravine, complete with a gas line for your BBQ and beautiful sunset views. The generous primary bedroom offers a walk-through closet and spacious 5-piece ensuite with double sinks. The second bedroom is well-sized, with a 4-piece bathroom conveniently across the hall. In-suite laundry, additional storage, and a dedicated storage locker add everyday convenience. Two titled parking stalls — one underground and one surface — are included. Villa D’Este is a well-managed building with an engaged condo board, and has a nearly \$1 million reserve fund, two guest suites and a party room. The \$744/month condo fee includes building insurance, professional management, exterior maintenance, landscaping, snow removal and reserve fund contributions. Walk to Sobeys, Starbucks, nearby shops and services, or step outside to the 12 Mile Coulee pathways. A comfortable lock-and-leave home offering space, beautiful views and an easy lifestyle in one of Calgary’s

most desirable communities. Book your private showing today!