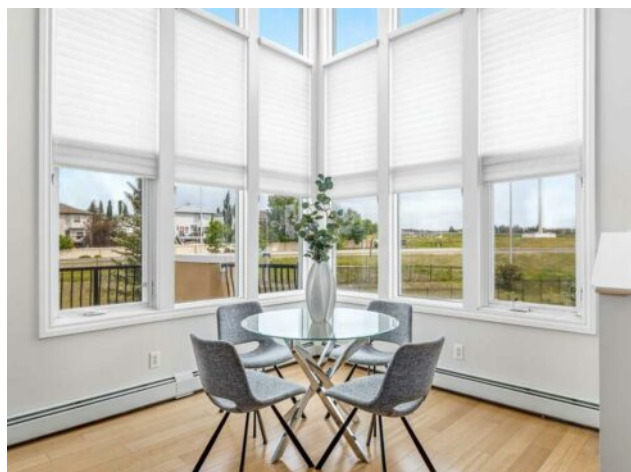


1301, 10221 Tuscany Boulevard NW
Calgary, Alberta

MLS # A2235212



\$444,500

Division:	Tuscany		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,483 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind, See Remarks		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 811
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Asbestos, Brick, See Remarks, Stucco, Wood Frame	Zoning:	M-C! d75
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: N/A

"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??