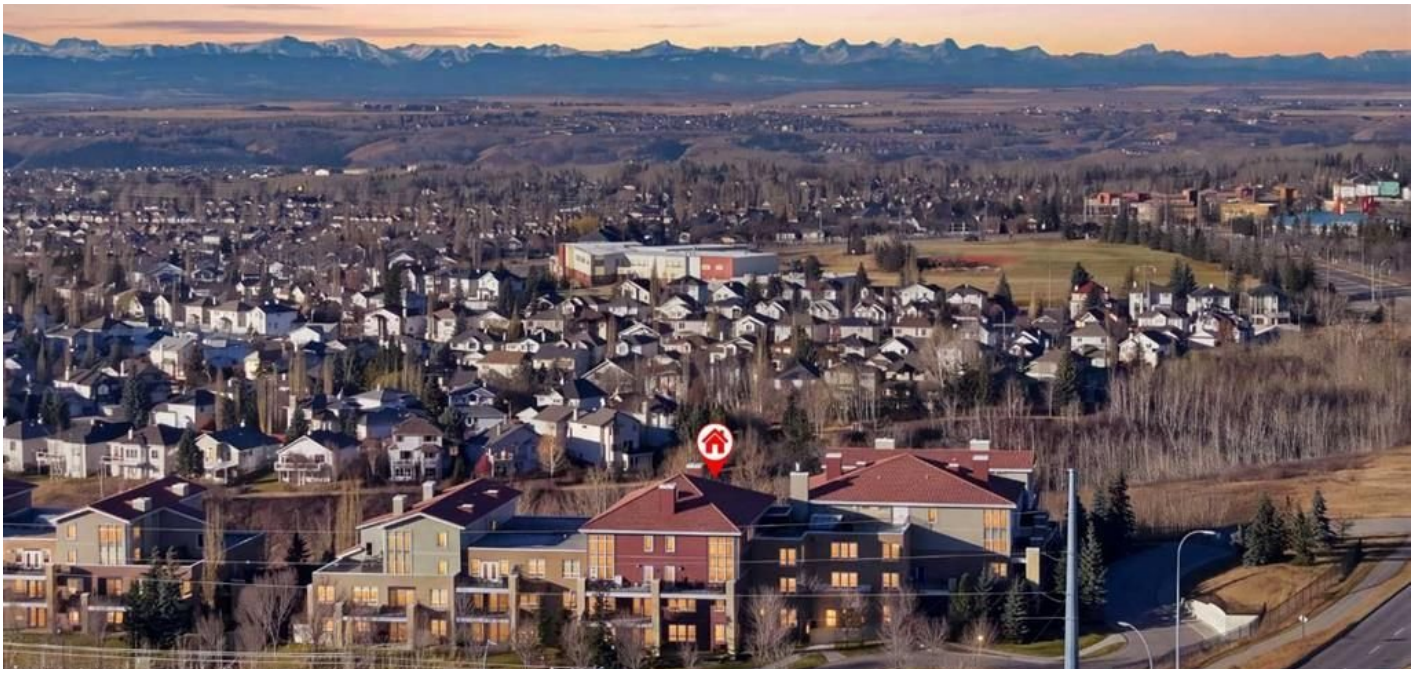
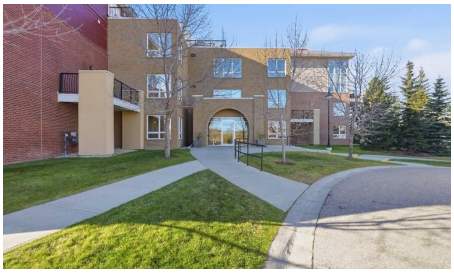
1317 10221 Tuscany Boulevard NW

Calgary | Active | MLS® A2355810

$519,900









Bedrooms	Bathrooms	Year Built	Living area
1	2	2007	1,485.17 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

A top-floor corner location, 1,485 sq ft of living space and a distinctive two-storey layout set this Villa d'Este home apart. Filled with beautiful natural light, the open-concept main floor features soaring 18-foot ceilings in the dining area, floor-to-ceiling windows, cherry hardwood floors and a spacious living room with an electric fireplace. The well-appointed kitchen offers quartz countertops, maple cabinetry and stainless steel appliances, while a large balcony extends your living space outdoors. This thoughtfully designed home offers one bedroom, a generous upper-level loft, a separate office or den and two full bathrooms. The loft provides flexibility as a second living area, reading retreat or creative space, while the dedicated office with French doors makes working from home easy. The spacious primary bedroom features a walk-through closet and ensuite with double vanities, a soaker tub and separate shower. Two titled parking stalls, one underground and one outdoor, along with titled storage, add exceptional everyday convenience. Located in the sought-after, Tuscan-inspired Villa d'Este complex, with guest suites and easy access to Tuscany amenities, the LRT, Stoney Trail and Crowchild Trail. A wonderful combination of space, natural light and flexible living in an established NW Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355810
Bedrooms	1
Bathrooms	2
Year Built	2007
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,485.17 sq. ft.
Main Level Finished Area:	794.26 sq. ft.

Upper Level Finished Area:	690.91 sq. ft.
Condo Fee:	$836.39
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East, Northeast
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0710805
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Composite Siding, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Villa d'Este
Community:	Tuscany
Amenities:	Guest Suite, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	BBQ on Balcony, Fridge & Shelving in Laundry Room, Ceiling Fan(s)
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Dining Room · 16'10" × 8'9" ·
Main Floor	Kitchen · 17'1" × 8'9" ·
Main Floor	Laundry · 10'7" × 10'6" ·
Main Floor	Living Room · 16'8" × 14'11" ·
Upper Level	Bedroom · 13'8" × 11'3" ·
Upper Level	Family Room · 14'6" × 12'1" ·
Upper Level	Office · 9'6" × 8'3" ·
Upper Level	Walk-In Closet · 11'3" × 4'11" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1317-10221-tuscany-boulevard-nw-calgary-a2355810/

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