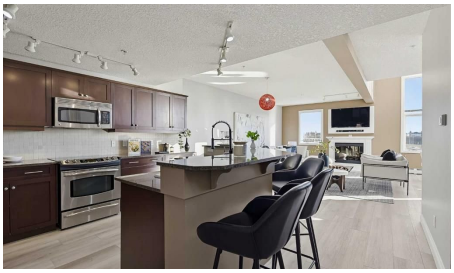
2312 10221 Tuscany Boulevard NW

Calgary | Active | MLS® A2355214

$592,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2007**	**1,479 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome Home to Tuscany!
Don’t miss this incredible opportunity to own an extensively renovated condo in the established and highly sought-after community of Tuscany!
Step inside to discover a bright, open-concept main floor where the kitchen, living room, and dining area flow seamlessly together. Soaring 20- foot windows flood the space with natural light, while the impressive open-to-below design enhances the home’s airy, spacious feel.
Thoughtfully updated throughout, the main floor features fresh paint on the walls and trim, new luxury vinyl plank flooring, new faucets, and a brand-new kitchen sink. A convenient half bathroom and in-suite laundry with a newer LG washer and dryer complete this level, along with additional, practical storage tucked neatly beneath the stairs.
The updates continue upstairs with new carpet and fresh paint on the walls and trim, creating a fresh, welcoming feel throughout. Step out onto the generously sized deck and take in the partial mountain views and fantastic outlook toward Canada Olympic Park, a wonderful spot to unwind and enjoy the surroundings.
Back inside, the upper level welcomes you with a versatile loft space, perfect for a cozy reading nook, home office, or additional lounge area. From here, you’ll find two spacious bedrooms, each featuring its own ensuite bathroom, offering comfort, privacy, and convenience for both residents and guests.
The primary bedroom leads to a truly stunning ensuite that must be seen to be fully appreciated. Oversized, luxurious tiles adorn the floor and extend up the walls of the brand-new walk-in shower, complete with both a rainfall showerhead and a handheld wand for a spa-inspired experience.
And there’s even more to love! This home comes with two parking stalls, one indoor and one outdoor, plus a storage locker, adding even more value and convenience to this fantastic property.
With extensive updates, a bright and airy layout, two spacious bedrooms with private ensuites, and an oversized deck with scenic views, this beautifully refreshed Tuscany condo is the perfect place to call home.
All that’s left to do is move in and enjoy everything Tuscany has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355214
Bedrooms	2
Bathrooms	3
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:	1,479 sq. ft.
Main Level Finished Area:	792 sq. ft.
Upper Level Finished Area:	687 sq. ft.
Condo Fee:	$826.59
Condo Fee Includes:	Common Area Maintenance, Heat, Interior Maintenance, Maintenance Grounds, Snow Removal, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	1 Common Wall, End Unit, No One Above
Total Rooms Above Grade:	6
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	0714815
Heating:	Radiant
New Constr.:	No
Construction Material:	Brick, Cement Fiber Board, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Great Room
Garage:	No
Parking:	Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Main Level
HOA Fee:	$235.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Villa d'Este
Community:	Tuscany
Amenities:	Bicycle Storage, Dog Run, Elevator(s), Guest Suite, Parking, Party Room, Snow Removal, Storage, Visitor Parking

Appliances:	Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Non-Smoking Building, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 23'9" × 17'9" ·
Main Floor	Kitchen · 13' × 11'3" ·
Main Floor	Dining Room · 9'6" × 6'8" ·
Main Floor	Laundry · 5'7" × 5'6" ·
2nd Floor	Bedroom - Primary · 14'10" × 11'4" ·
2nd Floor	Walk-In Closet · 8'2" × 4'11" ·
2nd Floor	Bedroom · 12'2" × 9'2" ·
2nd Floor	Loft · 13'5" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Kennel
Patio And Porch Features:	Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1 d75
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2312-10221-tuscany-boulevard-nw-calgary-a2355214/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.