

\$500,000 - 3304, 10221 Tuscany Boulevard Nw, Calgary

MLS® #A2088202

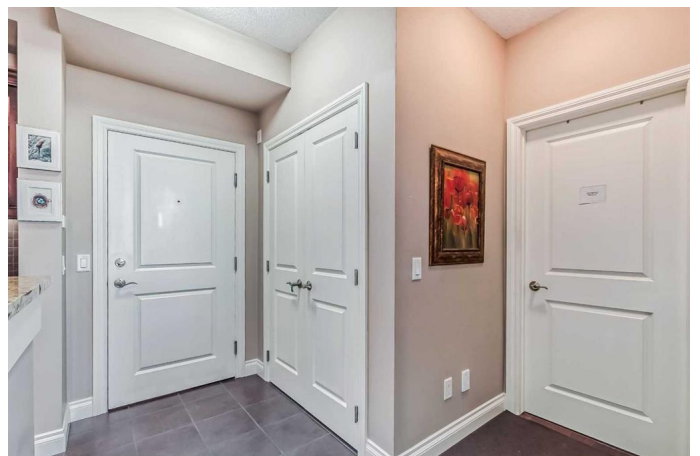
\$500,000

2 Bedroom, 3.00 Bathroom, 1,470 sqft

Residential on 0.00 Acres

Tuscany, Calgary, Alberta

Welcome to this exquisite top-floor, corner unit with a sunlit disposition and two-story elegance. The open-concept layout allows for an abundance of natural light, creating an inviting ambiance that radiates throughout the space. Upon entry, you'll be captivated by the living room's bright, sunny corner adorned with a feature wall of windows, accompanied by a cozy gas fireplace and a seamlessly integrated dining area that flows gracefully from the chef's kitchen. The entire living space is adorned with natural maple hardwood, including the maple kitchen cabinets, stainless steel appliances, and luxurious granite countertops. This unit offers practicality with a guest 1/2 bath, in-suite laundry, and a storage closet discreetly tucked away. Step outside from the main living area onto a spectacular deck (measuring 22x10'), equipped with a BBQ gas line, providing an ideal outdoor entertaining space or a tranquil spot for your morning coffee. Upstairs, the spacious primary suite comfortably accommodates a king-sized bed and features a generous walk-through closet leading to a well appointed 4-piece bathroom, complete with an oversized shower offering both sit and stand options. The second bedroom boasts a private entrance from the top floor and an ensuite bathroom with a 4-piece bath. Additionally, there is a flex area that can serve as a home office or even a small gym. Included with this remarkable unit is a titled heated underground parking stall and a storage locker. Located in the newest of



three buildings, this home is conveniently situated for quick access to various amenities, including groceries, shopping, schools, transit, and easy entry to Stony Trail, providing a swift route to any part of the city. Nature enthusiasts will appreciate the nearby walking trails with breathtaking mountain views, right outside your front door. The building fosters a friendly and safe community, offering numerous social opportunities throughout the year. For visiting guests, the building features a separate guest suite that can be rented for a nominal fee. Don't miss the opportunity to make this your perfect place to call home!

Built in 2009

Essential Information

MLS® #	A2088202
Price	\$500,000
Sold Price	\$500,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3304, 10221 Tuscany Boulevard Nw
Subdivision	Tuscany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0A3

Amenities

Amenities	Guest Suite, Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Barbecue, Courtyard
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 24th, 2023
Days on Market	4
Zoning	M-C1 d75
HOA Fees	216.22
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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