



\$ 399,900.00

## 1317 10221 TUSCANY BOULEVARD NW CALGARY

<https://paulbrinton.com>

Unbeatable value in this beautiful 1 bedroom + den two storey corner unit in the exclusive VILLA D'ESTE complex from Knightsbridge Homes in Tuscany. This stylish top floor condo offers maintenance-free living & boasts American cherry hardwood floors & 9ft ceilings, 2 titled parking stalls & huge balcony where you...

- 1 bed
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4), Multi Level Unit

**Post Updated:** 2021-12-02 18:10:14

**MLS ® #:** A1159741

**Bathrooms:** 2

**Type:** Apartment

**Bedrooms Above Grade:** 1

**Bedrooms:** 1

**Date added:** 11/11/21

**Status:** Active

**Area:** 0.00 sq ft

**Year built:** 2007

**County Or Parish:** Calgary

**Parking:** Parkade, Stall, Titled, Underground **CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Fireplace:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Association Amenities:** Elevator(s),Guest Suite,Storage,Visitor Parking

**Fireplace Features:** Electric,Living Room

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**Exterior Features:** None

**Fencing:** None

**District:** CAL Zone NW

**Cooling:** None

**Inclusions:** BBQ on balcony, fridge & shelving in laundry room

**Interior Features:** Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings

**Lot Features:** Backs on to Park/Green Space,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind,Underground Sprinklers,Views

**Roof Type:** Concrete

**Heating Type:** Baseboard,Natural Gas



## PROPERTY INFORMATION

**Basement:** None

**Levels:** Multi Level Unit

**Laundry features:** In Unit, Laundry Room,  
Main Level

**Zoning:** M-C1 d75

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 271.30

**Title Land:** Fee Simple

**Photo Count:** 25

**Rooms Above Grade:** 6

**Unit Exposure:** E,N

**Unit Number:** 1317

**Construction Materials:** Brick,Composite  
Siding,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1474.00

**Subdivision Name:** Tuscany

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Pet Restrictions or Board  
approval Required

