

\$499,900 - 322, 255 Les Jardins Park Se, Calgary

MLS® #A2124594

\$499,900

2 Bedroom, 2.00 Bathroom, 901 sqft
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

**** ALERT â€“ NEW MORTGAGE INFO **** This home qualifies for the 30-year amortization for first-time buyers' mortgages **** Jayman Financial Brokers now available to sign-up ****
LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden of Les Jardins. Escape here to connect with Nature while you savor the colorful blooms and vegetation in this gorgeous space. Ideally situated within steps of Quarry Park, you will be more than impressed. Welcome home to 70,000 square feet of community gardens, a stunning Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Bedroom, 2 Full Bath plus expansive 33-foot balcony beautiful Condo boasting QUARTZ COUNTERS throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES featuring a Whirlpool, refrigerator with French doors and built-in ice and water, dishwasher with stainless steel interior, slide in stainless steel electric convection range with ceramic cooktop, built-in microwave and designer hood fan. Luxury Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your very own in suite WASHER AND DRYER. This beautiful suite offers bright bedrooms with large windows, a storage area with a hanging rack, a large Primary Suite with a walk-in



closet and en suite, a spacious dining/living area with sliding doors, an open concept layout between the kitchen, dining, and living room, and ample kitchen and bathroom counter space. STANDARD INCLUSIONS: Solar panels to power common spaces, smart home technology, air conditioning, state-of-the-art fitness center, high-end interior finishings, ample visitor parking, luxurious hallway design, forced air heating and cooling, and window coverings in bedrooms. Offering a lifestyle of easy maintenance where the exterior beauty matches the interior beauty with seamless transition. Les Jardins features central gardens, a walkable lifestyle, maintenance-free living, nature nearby, quick and convenient access, smart and sustainable, fitness at your fingertips, and quick access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown, minutes from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities. Schedule your appointment today!

Built in 2022

Essential Information

MLS® #	A2124594
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	322, 255 Les Jardins Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5V3

Amenities

Amenities	Community Gardens, Dog Park, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Courtyard, Garden
Roof	Asphalt Shingle, Tar/Gravel
Construction	Cement Fiber Board, See Remarks, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Days on Market	195
Zoning	M-C1

Listing Details

Listing Office	Jayman Realty Inc.
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