

# \$439,900 - 202, 255 Les Jardins Park Se, Calgary

MLS® #A2186900

**\$439,900**

2 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

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 Fitness Centre, a Dedicated dog park for your fur baby, and an outstanding single-level living OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited into a thoughtfully planned 2 Bedroom, 2 Full Bath plus expansive wrap-around balcony beautiful CORNER Condo boasting QUARTZ COUNTERS throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES featuring a refrigerator with French doors with built-in water and ice, dishwasher with stainless steel interior, slide in stainless steel electric convection range with ceramic cooktop and microwave 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 a spacious dining/living area with sliding doors and large bright windows, a spacious entry corridor with two storage closets, an expansive balcony, a galley kitchen design with an extended eating bar, and side-by-side laundry. 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 bedroom window coverings. 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, intelligence and sustainability, fitness at your fingertips, and quick access to Deerfoot Trail and Glenmore Trail. It is located minutes from downtown, 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® #	A2186900
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	202, 255 Les Jardins Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2C 5V3

### Amenities

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

### Interior

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

### Exterior

Exterior Features	Balcony, Courtyard, Covered Courtyard, Dog Run, BBQ gas line, Garden, Lighting, Uncovered Courtyard
Roof	Asphalt Shingle, Tar/Gravel
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	January 10th, 2025
Days on Market	120
Zoning	M-C1

### Listing Details

Listing Office	Jayman Realty Inc.
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