

# \$469,900 - 413, 255 Les Jardins Park Se, Calgary

MLS® #A2186917

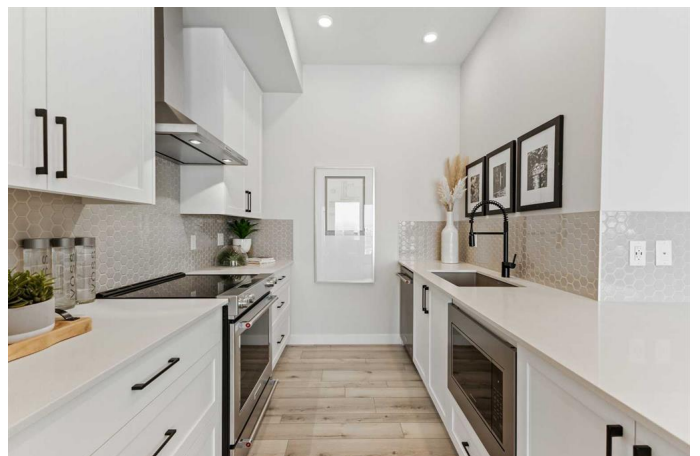
**\$469,900**

1 Bedroom, 1.00 Bathroom, 755 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 state of the art Fitness Centre, Dedicated dog park for your fur baby and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited in to a thoughtfully planned 1 Bedroom, Full Bath plus DEN beautiful Condo boasting STONE COUNTERS through out, sleek STAINLESS STEEL APPLIANCES, Luxury Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your very own in suite WASHER AND DRYER. This luxurious oversized suite features a large den with bright windows, west facing, premium central garden views, en suite with double sinks, bright bedroom with large windows, spacious living area with sliding doors, galley kitchen design with eating bar and ample kitchen counter space. 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 finger tips and



quick access to Deerfoot trail and Glenmore Trail. Located 20 minutes from down town, minutes from the Bow River and pathway system, walking distance to shopping, dining and amenities, quick possession dates and reflects an incredible investment opportunity! Schedule your appointment today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186917    |
| Price          | \$469,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 755         |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 413, 255 Les Jardins Park Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5W9                      |

**Amenities**

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Visitor Parking, Dog Park |
| Parking Spaces | 1                                                                                                       |
| Parking        | Stall, Paved, Plug-In                                                                                   |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 4                                                                                                |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Courtyard, Dog Run, Garden                  |
| Roof              | See Remarks                                 |
| Construction      | Cement Fiber Board, See Remarks, Wood Frame |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 113                |
| Zoning         | M-C1               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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