

# \$348,900 - 419, 255 Les Jardins Park Se, Calgary

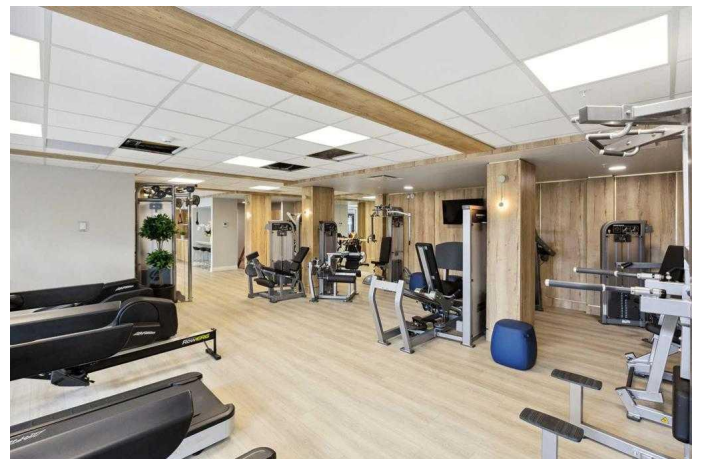
MLS® #A2186919

**\$348,900**

2 Bedroom, 1.00 Bathroom, 591 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 proposed 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 QUARTZ 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 beautiful suite offers you a galley kitchen with eating bar, ample kitchen counter space, balcony with entry from living room, spacious living rea with sliding doors, large den with multiple uses and a storage area with hanging rack. 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, 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. Schedule your appointment today!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2186919    |
| Price          | \$348,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 591         |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 419, 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 Kitchen Island, 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 63

Zoning M-C1

### **Listing Details**

Listing Office Jayman Realty Inc.

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