

# \$413,900 - 409, 255 Les Jardins Park Se, Calgary

MLS® #A2143281

**\$413,900**

1 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 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. Features including a galley kitchen design with eating bar, ample kitchen counter space, balcony with entry from living room, spacious living area with sliding doors, large den with multiple uses and storage area with hanging rack. 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 Les Jardins reflects an incredible investment opportunity! Schedule your appointment today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2143281    |
| Price          | \$413,900   |
| Sold Price     | \$409,478   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 591         |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 409, 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, Visitor Parking |
| Parking Spaces | 1                                                                                                       |
| Parking        | Paved, Plug-In, Stall                                                                                   |

**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 |
| Heating           | Fan Coil, 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    | June 20th, 2024 |
| Date Sold      | July 20th, 2024 |
| Days on Market | 30              |
| Zoning         | M-C1            |
| HOA Fees       | 0.00            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.