

\$434,900 - 108, 255 Les Jardins Park Se, Calgary

MLS® #A2145783

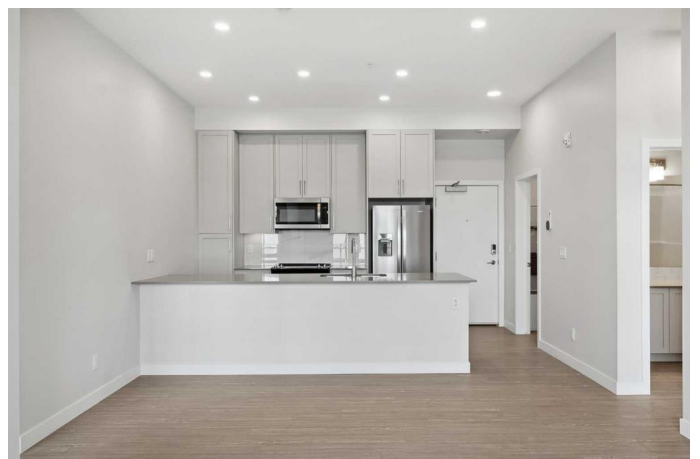
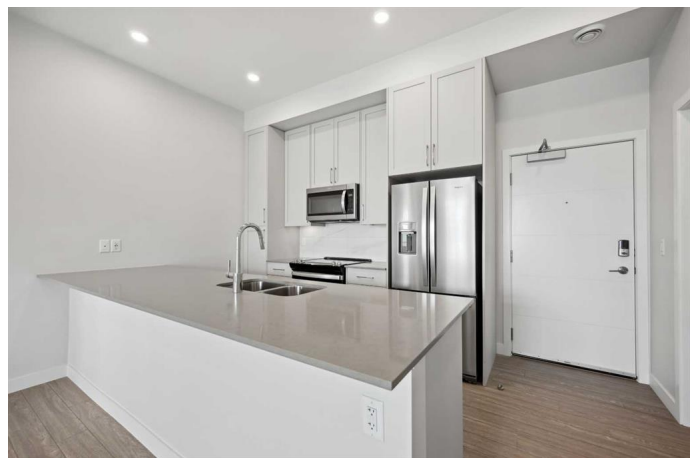
\$434,900

2 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

**** ALERT OPEN HOUSE - SAT/SUN 12:00 to 5:00 PM ** 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 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 single-level living 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 and microwave hood fan combo. 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 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 fingertips, and fast access to Deerfoot Trail and Glenmore Trail. It is located 20 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® #	A2145783
Price	\$434,900
Sold Price	\$434,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	108, 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	Kitchen Island, Breakfast Bar, Closet Organizers, High Ceilings, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan
Heating	Forced Air, Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

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

Additional Information

Date Listed	June 30th, 2024
Date Sold	November 18th, 2024
Days on Market	141
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 MLS® , Multiple Listing Service® 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.