

## 255 LES JARDINS Park #202, Calgary T2C 5V3

MLS®#: **A2119107** Area: **Douglasdale/Glen** Listing **04/01/24** List Price: **\$514,900** 

Status: Active County: Calgary Change: +\$5k, 13-May Association: Fort McMurray

Date:

LES JARDINS

**General Information** 

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 2022
 Abv Sqft:
 975

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

48

Lot Sz Ar: Ttl Sqft: 975

Lot Shape:

Access: Lot Feat:

Park Feat: Titled, Underground

Utilities and Features

Flooring:

Roof: Asphalt Shingle, Tar/Gravel Construction:

Heating: Fan Coil, Forced Air, Natural Gas Cement Fiber Board, Wood Frame

Sewer:

Ext Feat: BBQ gas line,Courtyard,Covered Carpet,Vinyl Courtyard,Garden,Lighting,Uncovered Courtyard Water Source:

Fnd/Bsmt:
Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** 4pc Bathroom Main 8`4" x 5`0" Laundry Main 8'4" x 4'5" 20`4" x 12`3" Kitchen Main 10`4" x 8`8" Living/Dining Room Combination Main 3pc Ensuite bath Main 8'9" x 5'0" **Bedroom** Main 11`0" x 10`9"

Bedroom - Primary Main 10`11" x 10`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Freq: Monthly

Legal Desc: **2110851** 

Remarks

Pub Rmks:

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, 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 2 Bedroom, 2 Full Bath plus expansive wrap-around balcony beautiful CORNER Condo boasting QUARTZ COUNTERS through out, 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 window coverings in bedrooms. 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 quick access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown, minutes from the Bow River

M-C1

Inclusions: N

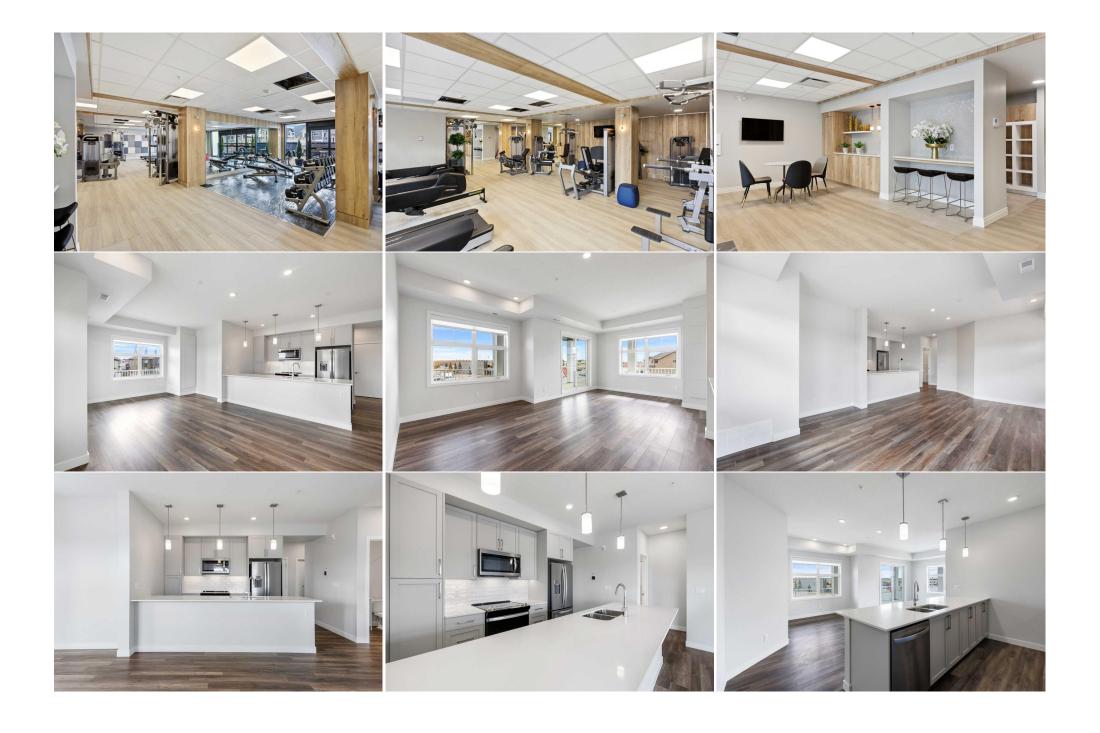
Property Listed By: Jayman Realty Inc.

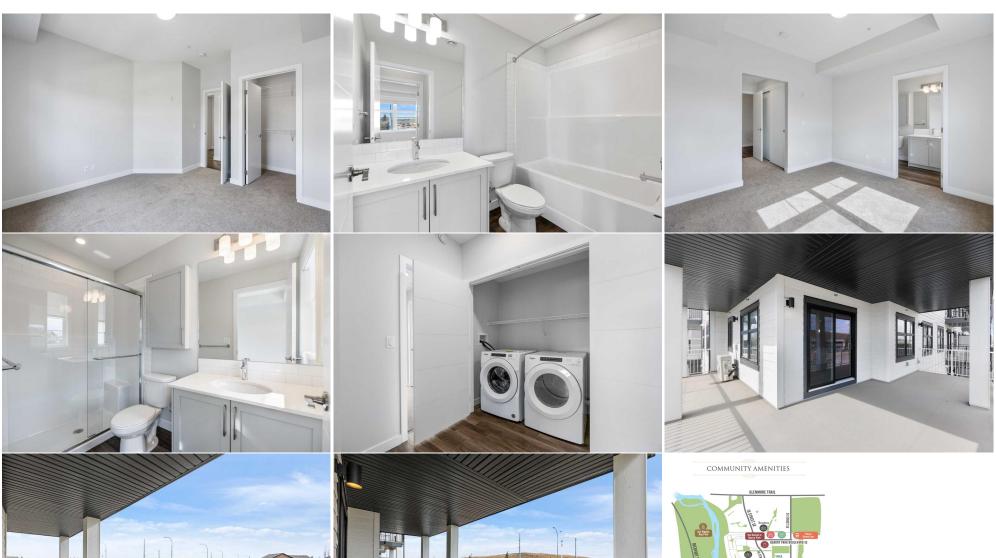
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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