



THE
A-TEAM

**RE/MAX
FIRST**

255 LES JARDINS Park #427, Calgary T2C 5V3

MLS® #: **A2119127** Area: **Douglasdale/Glen** Listing Date: **04/01/24** List Price: **\$622,900**
Status: **Active** County: **Calgary** Change: **+\$6k, 13-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **972**
Low Sqft:
Ttl Sqft: **972**

Access:
Lot Feat:
Park Feat:

Paved, Plug-In, Underground

DOM

48
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle, Tar/Gravel**
Heating: **Fan Coil, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Courtyard, Garden**

Construction: **Cement Fiber Board, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Smart Home, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`4" x 5`0"
Kitchen	Main	10`4" x 8`8"
3pc Ensuite bath	Main	8`9" x 5`0"
Bedroom - Primary	Main	10`11" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	8`4" x 4`5"
Living/Dining Room Combination	Main	20`4" x 12`3"
Bedroom	Main	11`0" x 10`9"

Legal/Tax/Financial

Condo Fee:
\$503

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2110851**

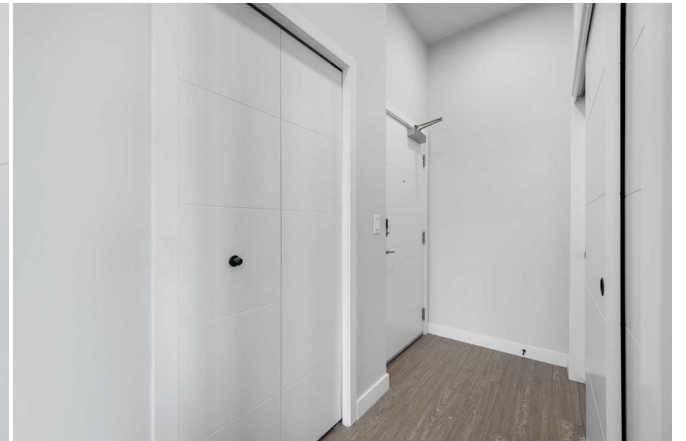
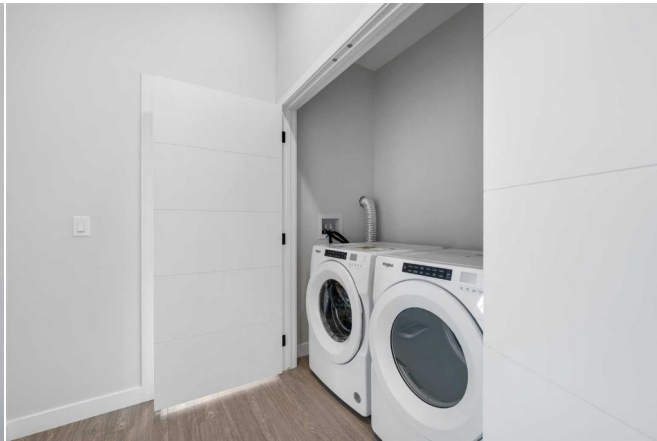
Remarks

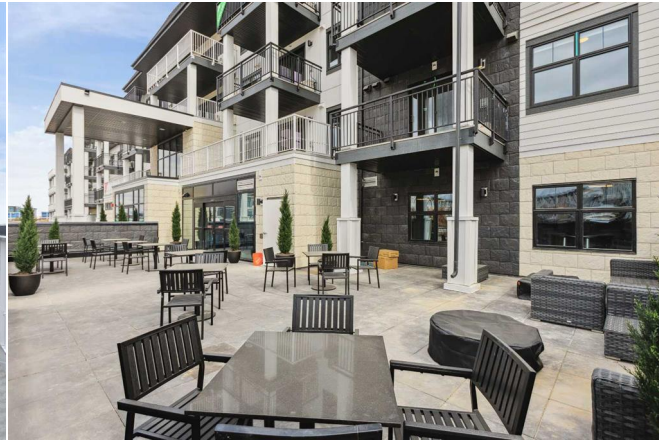
Pub Rmks: **LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate the lush central garden of Les Jardins. Escape here to connect with Nature while you savor the colorful blooms and vegetation in this gorgeous space. Ideally 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 bottom freezer and dishwasher with stainless steel interior, slide in stainless steel electric convection range with ceramic cooktop and built-in microwave with trim it. Luxury Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your 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 fast access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown, minutes from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities. Schedule your appointment today!**

Inclusions: **N/A**
Property Listed By: **Jayman Realty Inc.**

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







COMMUNITY AMENITIES



40% TOWNHOME & CONDO LIVING



