

## 255 LES JARDINS Park #322, Calgary T2C 5V3

Sewer:

Ext Feat:

MLS®#: **A2124594** Area: **Douglasdale/Glen** Listing **04/19/24** List Price: **\$499,900** 

Status: Active County: Calgary Change: -\$39k, 20-Sep Association: Fort McMurray

Date:

IS JARDINS

Courtyard, Garden

**General Information** 

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

 City/Town:
 Calgary
 Finished Floor Area

 Year Built:
 2022
 Abv Sqft:
 900

 Lot Information
 Low Sqft:

Lot Sz Ar: Ttl Sqft: **900** 

Lot Shape:

Ttl Park: Garage Sz:

DOM

246

Layout

Beds:

Baths:

Style:

<u>Parking</u>

2 (2)

1

2.0 (2 0)

Apartment

Access: Lot Feat:

Park Feat: Secured, Titled, Underground

## Utilities and Features

Roof: Asphalt Shingle, Tar/Gravel Construction:

Heating: Fan Coil, Forced Air, Natural Gas Cement Fiber Board, See Remarks, 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, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Vinyl

Windows, Walk-In Closet(s)

Utilities:

Room Information

Level Room Level Room Dimensions Dimensions 8`4" x 3`5" 4pc Bathroom Main 8`10" x 7`11" Laundry Main Kitchen Main 10`8" x 8`8" Living/Dining Room CombinationMain 11`6" x 18`9" 9`11" x 11`7" 3pc Ensuite bath Main 8`0" x 8`7" **Bedroom** Main

Bedroom - Primary Main 9`11" x 12`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$444 Fee Simple M-C1
Fee Freq:

Monthly

Legal Desc: **2110851** 

Remarks

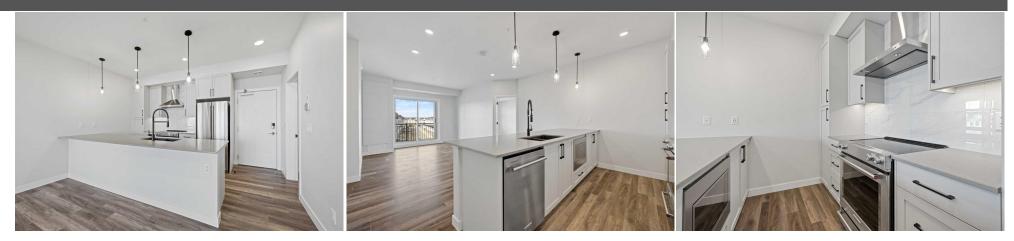
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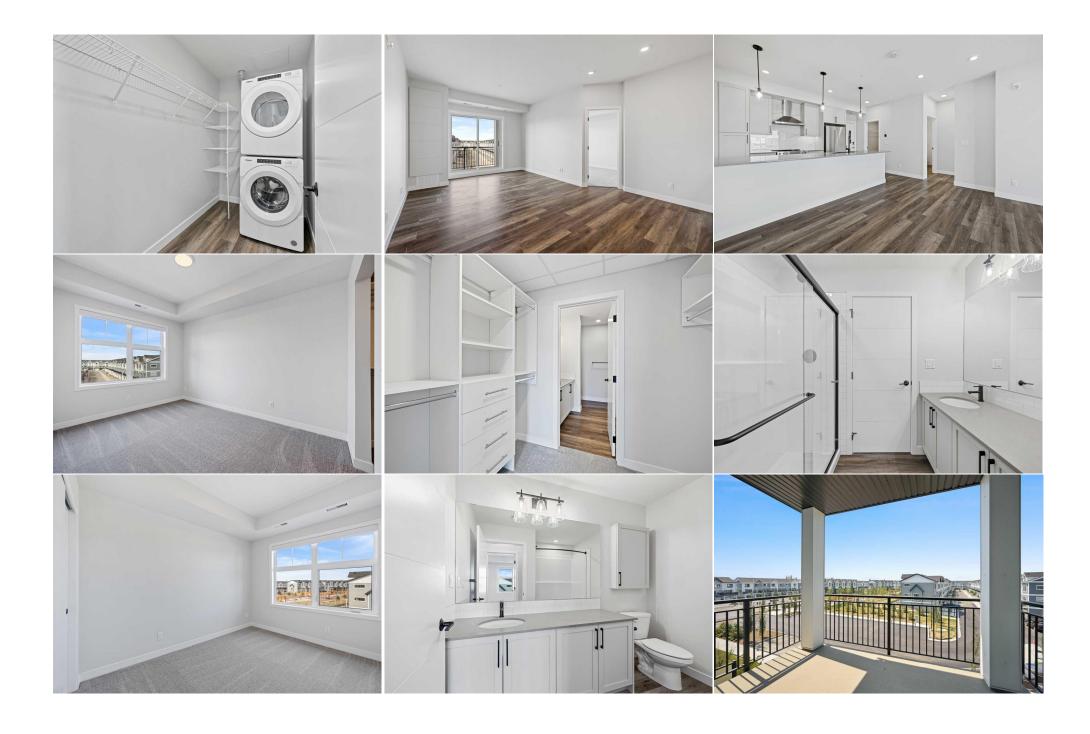
\*\* ALERT - NEW MORTGAGE INFO \*\* This home qualifies for the 30-year amortization for first-time buyers' mortgages \*\* Jayman Financial Brokers now available to sign-up \*\* LOVE YOUR LIFESTYLE! Les Jardins by Jayman BUILT next to Quarry Park. Inspired by the grand gardens of France, you will appreciate 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 stunning 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 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, built-in microwave and designer 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 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 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, guick and convenient access, smart and sustainable, fitness at your fingertips, and guick 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:

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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