



THE A-TEAM

RE/MAX FIRST

255 LES JARDINS Park #426, Calgary T2C 5V3

MLS® #: A2124666 Area: Douglasdale/Glen Listing Date: 04/19/24 List Price: \$529,900
Status: Active County: Calgary Change: -\$38k, 20-Sep Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: 977
Low Sqft:
Ttl Sqft: 977

DOM

216
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: BBQ gas line, Courtyard, Covered Courtyard, Garden, Lighting, Uncovered Courtyard

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Kitchen, 3pc Ensuite bath, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$503

Fee Simple

M-C1

Fee Freq:  
Monthly

Legal Desc: 2110851

Remarks

Pub Rmks: **\*\* 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 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 TOP FLOOR CORNER UNIT plus expansive 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, 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 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 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















