



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

**246**  
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

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

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









