



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 LES JARDINS Park #122, Calgary T2C 5W9**

MLS® #: **A2152795**      Area: **Douglasdale/Glen**      Listing Date: **07/26/24**      List Price: **\$480,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

**Secured, Titled, Underground**

Finished Floor Area

Abv Sqft: **901**  
 Low Sqft:  
 Ttl Sqft: **901**

DOM

**54**  
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, Dog Run, Garden, Lighting, Uncovered Courtyard**

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

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 8`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`4" x 3`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 8`8"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>11`6" x 18`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 8`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 12`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$444**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

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 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 single-level living 2 Bedroom, 2 Full Bath plus expansive 33-foot balcony beautiful Condo boasting QUARTZ COUNTERTOPS 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 and microwave hood fan combo. 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 bedroom window coverings. 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, from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities. Schedule your appointment today!**

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

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







