

**255 LES JARDINS Park #419, Calgary T2C 5W9**

MLS®#: **A2153011** Area: **Douglasdale/Glen** Listing Date: **07/27/24** List Price: **\$356,900**  
 Status: **Active** County: **Calgary** Change: **-\$7k, 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: **Paved,Plug-In,Stall**  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **591**  
 Low Sqft:  
 Ttl Sqft: **591**

DOM

**147**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **See Remarks**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Dog Run,Garden**

Construction: **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: **Kitchen Island,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`6" x 5`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`2" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 11`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`3" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`10"</b>

Legal/Tax/Financial

Condo Fee: **\$296** Title: **Fee Simple** Zoning: **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, Dedicated dog park for your fur baby and an outstanding OPEN FLOOR PLAN with unbelievable CORE PERFORMANCE. You are invited in to a thoughtfully planned 1 Bedroom, Full Bath plus DEN beautiful Condo boasting QUARTZ COUNTERS through out, sleek STAINLESS STEEL APPLIANCES, 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 you a galley kitchen with eating bar, ample kitchen counter space, balcony with entry from living room, spacious living rea with sliding doors, large den with multiple uses and a storage area with hanging rack. 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 finger tips and quick access to Deerfoot trail and Glenmore Trail. Located 20 minutes from down town, minutes from the Bow River and pathway system, 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**











