



THE
A-TEAM

**RE/MAX
FIRST**

255 LES JARDINS Park #413, Calgary T2C 5W9

MLS® #: **A2153039** Area: **Douglasdale/Glen** Listing Date: **07/27/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$8k, 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: **Paved, Plug-In, Stall**

Finished Floor Area

Abv Sqft: **754**
 Low Sqft:
 Ttl Sqft: **754**

DOM

129
Layout
 Beds: **1 (1)**
 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: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	12`6" x 5`0"	Laundry	Main	0`0" x 0`0"
Kitchen	Main	10`9" x 12`2"	Living Room	Main	15`9" x 10`0"
Den	Main	9`5" x 10`0"	Bedroom	Main	12`8" x 9`8"

Legal/Tax/Financial

Condo Fee: **\$355** 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 state of the art 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 STONE 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 luxurious over sized suite features a large den with bright windows, west facing, premium central garden views, en suite with double sinks, bright bedroom with large windows, spacious living area with sliding doors, galley kitchen design with eating bar and ample kitchen counter space. 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, quick possession dates and reflects an incredible investment opportunity! 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









