

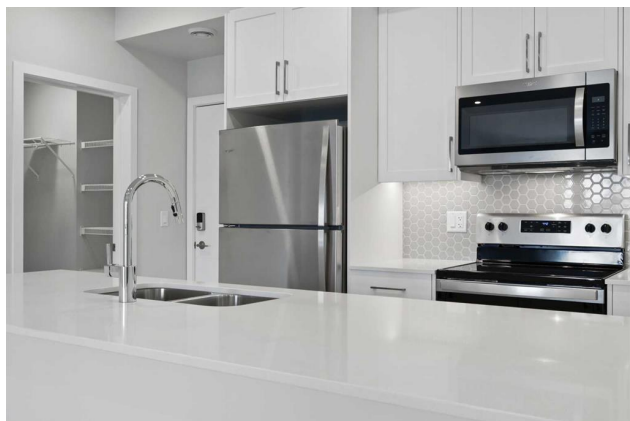


THE
A-TEAM

**RE/MAX
FIRST**

255 LES JARDINS Park #310, Calgary T2C5V3

MLS® #: **A2192902** Area: **Douglasdale/Glen** Listing Date: **02/07/25** List Price: **\$404,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **885**
 Low Sqft:
 Ttl Sqft: **885**

Parkade, Titled, Underground

DOM

57

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	12`9" x 9`11"	Bedroom	Main	12`9" x 9`11"
Living/Dining Room Combination	Main	18`9" x 14`2"	Kitchen	Main	8`8" x 10`8"
Storage	Main	4`5" x 8`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$459

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 2110851

Remarks

Pub Rmks: **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 stunning 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 plus expansive balcony beautiful Condo boasting QUARTZ COUNTERS throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES featuring a Whirlpool refrigerator with top mount freezer, dishwasher with stainless steel interior, electric freestanding range with self clean, microwave 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 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 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







