

# \$349,900 - 112, 255 Les Jardins Park Se, Calgary

MLS® #A2209188

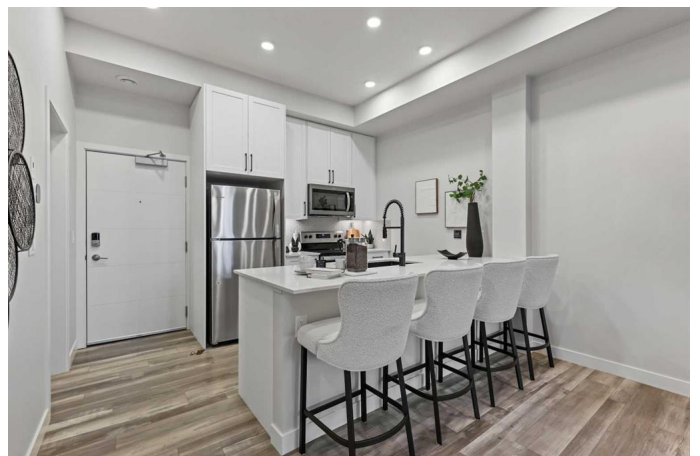
**\$349,900**

1 Bedroom, 1.00 Bathroom, 642 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

**\*\*BRAND NEW HOME ALERT\*\*** Great news for eligible First-Time Home Buyers â€” NO GST payable on this home! The Government of Canada is offering GST relief to help you get into your first home. Save \$\$\$\$\$ in tax savings on your new home purchase. Eligibility restrictions apply. For more details, visit a Jayman show home or discuss with your friendly REALTORÂ®. **\*STUNNING SHOW SUITE\*LAST ONE AVAILABLE\*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 stunning home features a bright bedroom with large windows, galley kitchen design with eating bar, large walk-in closet, spacious dining and living area



with sliding doors, storage area with hanging rack and bright den with large windows. Additional features highlighted are the upgraded designer wallpaper package, upgraded matte black cabinetry hardware, upgraded kitchen sink, upgraded matte black kitchen fixture package, undercabinet lighting in kitchen and upgraded window covering package throughout suite. Living here offers solar panels to power common spaces, high-end interior finishings, ample visitor parking, luxurious hallway design and a lobby that invites you in with a grand statement that elevates both your experience and enjoyment of this beautiful property. 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!

Built in 2022

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209188    |
| Price          | \$349,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 642         |
| Acres          | 0.00        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 112, 255 Les Jardins Park Se |
| Subdivision | Douglasdale/Glen             |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2C 5V3                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Community Gardens, Dog Park, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Paved, Plug-In, Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| # of Stories      | 4  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Dog Run, Garden                  |
| Roof              | See Remarks                                 |
| Construction      | Cement Fiber Board, See Remarks, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 71              |
| Zoning         | M-C1            |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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