

# \$449,900 - 413, 255 Les Jardins Park Se, Calgary

MLS® #A2186917

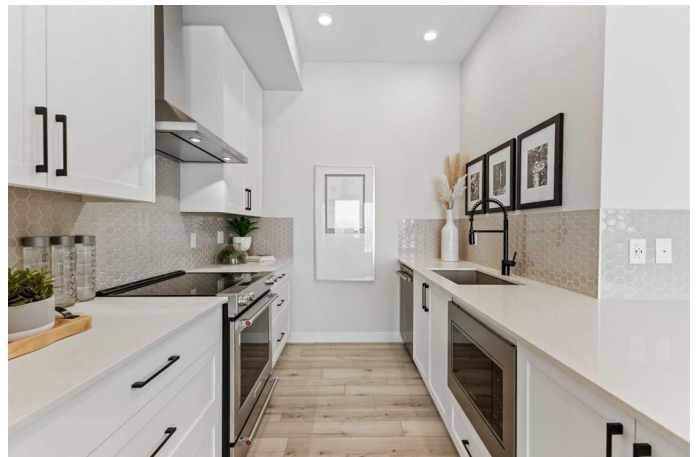
**\$449,900**

1 Bedroom, 1.00 Bathroom, 755 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®. 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 oversized 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!

Built in 2022

**Essential Information**

MLS® #	A2186917
Price	\$449,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	413, 255 Les Jardins Park Se
Subdivision	Douglasdale/Glen
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5W9

## Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Visitor Parking, Dog Park
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, Range Hood, Refrigerator, Washer, Window Coverings
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, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	155
Zoning	M-C1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.