

# \$319,900 - 416, 255 Les Jardins Park Se, Calgary

MLS® #A2209172

**\$319,900**

1 Bedroom, 1.00 Bathroom, 585 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 stunning suite includes a galley kitchen with eating bar, ample kitchen counter space, balcony with entry from living room, spacious living area with sliding doors, large den with multiple uses



and storage area with hanging rack. Additional highlights include 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. Quick possession possible! Schedule your appointment today!

Built in 2022

### **Essential Information**

MLS® #	A2209172
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	416, 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	69
Zoning	M-C1

### Listing Details

Listing Office	Jayman Realty Inc.
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