

**122, 255 Les Jardins Park
Calgary, Alberta**

MLS # A2246193



\$440,000

Division:	Douglasdale/Glen		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle, Tar/Gravel

Basement: -

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 464

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

Welcome to 122-255 Les Jardins Park SE Located next to Quarry Park This bright and cheerful 2 bedroom 2 bathroom ground floor apartment Unit has everything you would want for simple hassle-free living. Boasting an OPEN FLOOR PLAN with modern features and designer upgrades already made by the current owner. This ground floor unit offers and expansive 33-foot privately enclosed patio allowing a the natural light to flood the unit .The QUARTZ Countertop kitchen is an elegant hub of the unit with throughout, sleek STAINLESS STEEL WHIRLPOOL APPLIANCES. The high ceilings, Vinyl Plank Flooring, High End Fixtures, Smart Home Technology, A/C and your very own in suite storage WASHER AND DRYER allow you to feel right at home! The bright bedrooms feature large windows, with the a large Primary Suite offering a walk-in closet and en suite, Les Jardins is a Jayman built complex which feature features a central gardens, 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. This is an easy maintenance free, lifestyle where the exterior beauty matches the interior beauty with seamless transition. Nature is only steps away from the Bow River and pathway system, and within walking distance to shopping, dining, and amenities at Quarry Park and fast access to Deerfoot Trail and Glenmore Trail. It is located 20 minutes from downtown and easy access to almost everything you could desire. Come and see for yourself what an Elegant easy lifestyle could be for you.