

# \$434,800 - 122, 255 Les Jardins Park, Calgary

MLS® #A2246193

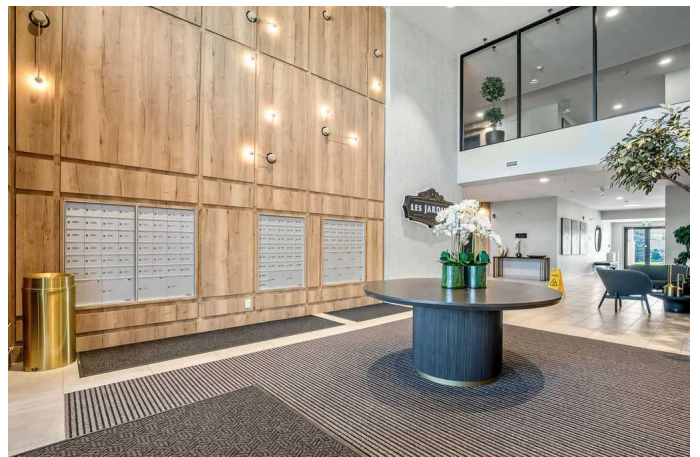
**\$434,800**

2 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

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. PET FRIENDLY Boasting an OPEN FLOOR PLAN with modern features and designer upgrades already made by the current owner. This ground floor unit offers an expansive 33-foot privately enclosed patio allowing the natural light to flood the unit. The QUARTZ Countertop kitchen is an elegant hub of the unit, the 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 all allows 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. The second bedroom offers a great space for guest to stay comfortably. Les Jardins is a Jayman built complex which features a central gardens, DOG PARK, Solar panels to power common spaces, 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 as well as fast



access to Deerfoot Trail and Glenmore Trail  
and also located 20 minutes from downtown  
with easy access to almost everything you  
could desire. Come and see for yourself what  
an Elegant easy lifestyle could be for you.

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246193          |
| Price          | \$434,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 904               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 122, 255 Les Jardins Park |
| Subdivision | Douglasdale/Glen          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2C 5W9                   |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Fitness Center, Park, Secured Parking, Trash, Visitor Parking, Gazebo, Picnic Area, Recreation Facilities |
| Parking Spaces | 1                                                                                                                            |
| Parking        | Parkade, Titled, Underground, Secured                                                                                        |

### Interior

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

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, See Remarks |
| Heating      | Forced Air, Natural Gas, Fan Coil                                                                                                          |
| Cooling      | Central Air                                                                                                                                |
| # of Stories | 4                                                                                                                                          |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Dog Run          |
| Roof              | Asphalt Shingle, Tar/Gravel    |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 81               |
| Zoning         | M-C1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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