

# \$549,900 - 57 Les Jardins Park Se, Calgary

MLS® #A2184619

**\$549,900**

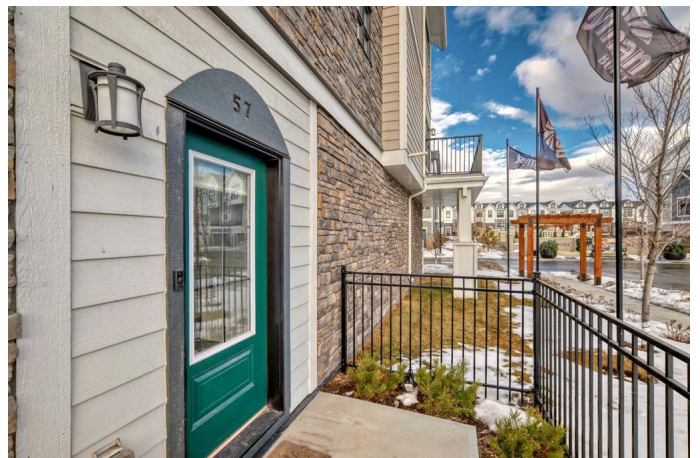
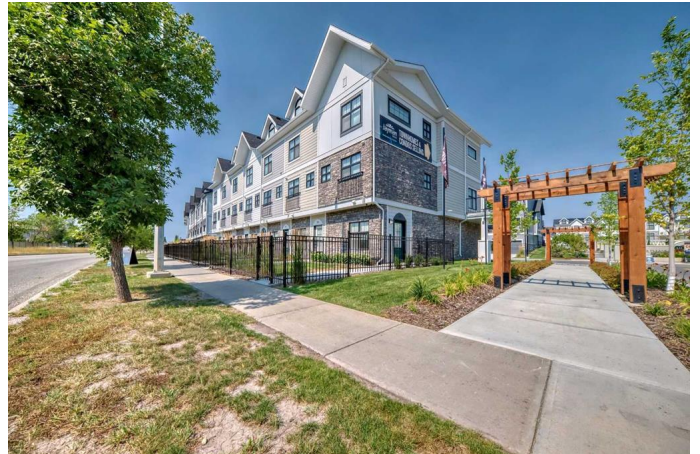
2 Bedroom, 3.00 Bathroom, 1,482 sqft  
Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

Welcome to this exceptional rare corner unit townhouse in the highly sought-after community of Les Jardins, Immaculately maintained and boasting a like-new condition, this home effortlessly combines modern design with luxurious living. Situated in the heart of Douglasdale, you'll enjoy the convenience of being just a short walk away from the vibrant amenities of Quarry Park, including shops, dining, and entertainment. As you approach, the beautifully landscaped, low-maintenance front yard welcomes you. Step inside to a spacious entryway that leads into a bright, open living space, showcasing impeccable attention to detail throughout. The kitchen features sleek quartz countertops, stainless steel appliances and plenty of counter space for all your culinary endeavors. The Luxury Vinyl Plank (LVP) flooring adds a stylish touch, elevating the entire space. Generous Bedrooms: This home offers 2 spacious bedrooms, each with ample closet space and an abundance of natural light. You'll also appreciate the added convenience of each room having its own ensuite.

Enjoy the Alberta sunshine from your private wrap around balcony, perfect for BBQs or simply unwinding. The inclusion of air conditioning ensures comfort throughout the warmer months.

The main level features a versatile office/den area, ideal for a home office, study, or creative space. Additional storage space adds to the



home's practicality.

The heated garage comes with 220V and provides relief during Alberta's cold snaps and heavy snowfalls, keeping your vehicle protected. Additional highlights include a tankless hot water system, triple-pane windows, Hardie Board siding, solar panels and so much more.

Take advantage of the fitness center, dog park, serene gardens, and scenic walkways, all set in a well-maintained, secure environment.

Easy access to Deerfoot Trail ensures a quick commute to all of Calgary's attractions, services, and outdoor adventures.

This townhouse offers the perfect blend of luxury, comfort, and convenience. With pristine condition, top-tier finishes, and an unbeatable location, this home is truly a must-see. And you never have to worry about yard maintenance or snow removal as its taken care of by the condo board.

Schedule a showing by appointment today and see firsthand why this property is the perfect place to call home!

Built in 2021

### **Essential Information**

MLS® #	A2184619
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status Active

### Community Information

Address 57 Les Jardins Park Se  
Subdivision Douglasdale/Glen  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2C 5V3

### Amenities

Amenities Visitor Parking, Boating, Dog Park, Fitness Center  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features High Ceilings, Open Floorplan, Vinyl Windows, Quartz Counters, Recessed Lighting, Smart Home, Tankless Hot Water  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Window Coverings, Tankless Water Heater, Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Basement None

### Exterior

Exterior Features Courtyard, Garden  
Lot Description Landscaped, Low Maintenance Landscape, See Remarks  
Roof Asphalt Shingle  
Construction Stone, Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed January 13th, 2025  
Days on Market 82  
Zoning M-C1  
HOA Fees 209  
HOA Fees Freq. MON

## Listing Details

Listing Office          CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.