

87 Les Jardins Park SE
Calgary, Alberta

MLS # A2230137



\$559,900

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,453 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 217
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan

This STUNNING end unit (larger size) is in as-new condition and loaded with features such as A/C, triple-pane windows, tankless hot water, a heated garage with built-in storage (see picture #23), plus a built-in desk and storage unit in the second bedroom (see picture #18). You're part of the Les Jardins community with full access to the gardens, dog park, and a fantastic gym; all this and super-low condo fees! As you walk in through your gated and fenced yard and swing open the front door, you'll be immediately impressed with the spacious office area (could also be a gym or whatever you like). Upstairs to the main floor, which is wide open and absolutely gorgeous with windows on three sides. The kitchen is super functional with tons of cabinetry (with under-cabinet lighting), quartz counters, and all stainless steel appliances. There's also a large dining area and super spacious living area leading to a gigantic full-width balcony. Upstairs are two very sizable bedrooms, each with its own ensuite, and an upper laundry. There are also two solar panels on the roof! Absolutely pristine condition and an excellent central location with quick access to shopping and multiple amenities. Don't miss this one!