

# \$485,000 - 153 Les Jardins Park Se, Calgary

MLS® #A2259660

**\$485,000**

2 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

LIKE NEW but NO GST! Front GARAGE with developed OFFICE at the back and ground level WALKOUT to fenced 'no maintenance' patio/ back yard. IDEAL FOR INDEPENDENT SINGLES (2 Ensuites). Lovely contrasting plank flooring, quartz counter tops, triple glazed windows, 'ON DEMAND' hot water, natural gas BBQ hookup and many more extras. Includes all appliances (upgraded fridge and stove) as viewed, including wall SAFE, and convenient CODED front door locking system. Solar panels, R/I for EV, AC, BBQ. North edge location backing onto complex perimeter fencing and 2 doors down from GUEST parking. Includes access to fitness center in the apartment block. A Jayman project at its finest. NOTE: Townhome has front and back walk-in doors with ground floor OFFICE.. Handy to Quarry Park and is part of the established Douglas Dale community. NEW condition yet no GST on purchase. To view is to buy!!! NOT MUCH MORE THAN THE PRICE OF AN APARTMENT. OPEN HOUSE SUNDAY OCT 19 (2-4 pm)



Built in 2021

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2259660  |
| Price    | \$485,000 |
| Bedrooms | 2         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,503         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 153 Les Jardins Park Se |
| Subdivision | Douglasdale/Glen        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | t2c5v3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Fitness Center         |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Tankless Hot Water, Vinyl Windows                                                          |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Tankless Water Heater, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | Other                                                                                                                         |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Walk-Out, See Remarks                                                                                               |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Private Entrance |
| Lot Description   | Back Yard, Desert Back                       |
| Roof              | Asphalt                                      |

|              |                          |
|--------------|--------------------------|
| Construction | Mixed, Stone, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 17                |
| Zoning         | M-C1              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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