

# \$489,900 - 85 Les Jardins Park Se, Calgary

MLS® #A2244711

**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.00 Acres

Douglasdale/Glen, Calgary, Alberta

This beautifully designed townhome offers the perfect blend of comfort, elegance, and functionality. Spanning three levels and over 1,400 sq ft of living space, this home features 2 spacious bedrooms, 2.5 bathrooms, and a single attached garage + Driveway. Step inside to discover sleek vinyl flooring throughout and a bright, welcoming entry level complete with a generous foyer and a versatile den—ideal for a home office or flex space. The main floor showcases a modern open-concept layout where the living room flows seamlessly into the dining area and kitchen. The contemporary kitchen features white cabinetry, quartz countertops, and stainless-steel appliances. Upstairs, you'll find two well-appointed bedrooms including a serene primary retreat with a 4-piece ensuite. A second full bathroom and a conveniently located laundry area complete the upper level, adding to the home's thoughtful design. Enjoy morning coffee or summer lounging on the private balcony. Additional highlights include central air conditioning for year-round comfort and solar panels that offer impressive energy efficiency and cost savings. Les Jardins offers a wealth of amenities, including a state-of-the-art fitness center, courtyard, outdoor gardens, and more. Located close to schools, shopping, parks, and playgrounds, this community is also a gateway to nature, with proximity to the Bow River, Carburn Park, and Fish Creek Park. With quick access to Glenmore Trail, commuting is effortless. This



is the perfect family home in an unbeatable location”donâ€™t miss out. Book your private showing today!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244711      |
| Price          | \$489,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,416         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 85 Les Jardins Park Se |
| Subdivision | Douglasdale/Glen       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 5V3                |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Fitness Center, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Single Garage Attached                        |
| # of Garages   | 1                                             |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |

|          |             |
|----------|-------------|
| Heating  | Forced Air  |
| Cooling  | Central Air |
| Basement | None        |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Front Yard                   |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 30              |
| Zoning         | M-C1            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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