

## 137 Les Jardins Park SE Calgary, Alberta

**MLS # A2272844**



# \$525,000

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 137 Les Jardins Park SE, a beautifully designed 3-bedroom townhouse offering modern comfort, smart layout, and an unbeatable location in one of Calgary's most thoughtfully planned new communities. Set across three well-appointed levels, this home features a bright entry floor with a versatile flex space perfect for an office or family room, convenient in-unit storage, and an attached single garage. Upstairs, the main floor impresses with its open-concept design, large windows, and stylish finishes. The spacious kitchen includes generous counter space and a functional layout ideal for cooking and entertaining. A dedicated dining area, airy living room, a 2-pc bath, and a separate laundry room enhance everyday convenience. The upper level offers a well-planned 3-bedroom layout, including a generous primary suite with a private 3-pc ensuite. Two additional bedrooms and a full 4-pc bathroom provide excellent space for family, guests, or a home office. Located in Les Jardins close to Quarry Park, this community is inspired by European-style urban planning, offering beautifully landscaped green spaces, walking paths, playgrounds, and a strong focus on livability. Enjoy quick access to schools, shopping, the Quarry Park business district, the Bow River pathway system, and major roadways for an easy commute. A perfect blend of modern living and community charm. This home is move-in ready and waiting to welcome you.