



**GRASSROOTS**  
REALTY GROUP

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**123 Les Jardins Park SE**  
**Calgary, Alberta**

**MLS # A2234296**



**\$520,000**

<b>Division:</b>	Douglasdale/Glen		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Only One with a Heated Tandem (2-car) Garage + EV Charging! Welcome to 123 Les Jardins Park &mdash; a stylish and rare townhome in the heart of Quarry Park/Douglasdale that blends comfort, function, and a touch of bougie flair. This 2-bedroom, 2.5-bathroom home is perfectly designed for modern living, offering over 1,400 sq. ft. of thoughtfully laid-out space. Both upstairs bedrooms feature private ensuite bathrooms, giving each occupant their own retreat. Step inside to discover a bright, open-concept main floor with clean lines and a contemporary feel. Stay cool all summer with built-in air conditioning, and enjoy the convenience of upper-floor laundry and ample storage throughout. But what truly sets this home apart? The heated tandem garage &mdash; room for two vehicles, plus EV charging capability &mdash; a rare find in this sought-after complex and the only one currently available with this setup! Les Jardins offers a carefree lifestyle with beautifully maintained green spaces, a fitness facility, and even a dog park. And with quick access to major routes like Deerfoot and Glenmore, everything you need is just minutes away. Luxury meets low maintenance in this chic and unique offering &mdash; don&rsquo;t wait to make it yours!