



GRASSROOTS
REALTY GROUP

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137 Les Jardins Park SE
Calgary, Alberta

MLS # A2272844



\$525,000

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

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

Inclusions:	N/A
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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.