



GRASSROOTS
REALTY GROUP

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188 LES JARDINS Park SE
Calgary, Alberta

MLS # A2284893



\$625,000

Division:	Douglasdale/Glen		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,366 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Garden, Gazebo, Landscaped, Low Maintenance Landscape		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Partial		
Exterior:	Cement Fiber Board		
Foundation:	Poured Concrete		
Features:	Closet Organizers, Kitchen Island		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 306		
LLD:	-		
Zoning:	M-C1		
Utilities:	-		

Inclusions: none

Turnkey Living in Desirable Douglasdale Welcome to effortless living in one of Calgary's most established and sought-after communities. This beautifully maintained 2-bedroom, 2 full + 1 half bathroom home offers thoughtful upgrades, functional space, and abundant natural light throughout. Freshly painted and filled with sunshine, the open-concept main level showcases upgraded appliances, seamless flow for entertaining, and comfortable everyday living. New central air conditioning ensures year-round comfort, while recent updates, including a new garage door opener, add peace of mind. The lower level features a versatile flex room at the garage entry — ideal for a home office, gym, studio, or additional family space. A rare highlight is the finished double car garage, offering not just parking, but polished and practical space for storage or hobbies. Step outside to enjoy your front fenced seating area, a private and welcoming space perfect for morning coffee or evening unwinding in the sun. Move-in ready, thoughtfully upgraded, and perfectly positioned — this Douglasdale property offers exceptional value in a mature, lifestyle-rich community close to parks, pathways, golf, and amenities.