



GRASSROOTS

REALTY GROUP

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

MLS # A2311719



\$528,888

| | | | |
|------------------|---|---------------|------------------|
| Division: | Douglasdale/Glen | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,448 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 244 |
| Basement: | Other | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | window coverings | | |

****Open House Sun | May 31 | 2-4pm**** Welcome to 11 Les Jardins Park SE — one of the very few units in this complex with a balcony with an unobstructed Northern view not facing any neighbours, in an unbeatable location in Quarry Park, close to work places, transit (with an adjacent bus stop and BRT line), shopping, and so much more. While buyers are driving further and further out chasing new builds, this beautifully finished Jayman BUILT townhome offers something far harder to find: a newer, energy-smart home inside the established, mature, and effortlessly connected community of Douglasdale. Location is the headline here. You’re minutes from Quarry Park, Fish Creek, and the Bow River pathways, close to local transit lines and the BRT, and a quick hop to Deerfoot and Glenmore. Everything is already built, already growing, already here. No waiting years for amenities to catch up to you. Inside, the layout is purpose-built for how people actually live. A true double-master configuration gives you two generous bedrooms, each with its own private ensuite — ideal for roommates, guests, a work-from-home setup, or simply not compromising on space. The open-concept main floor is bright and modern, finished with quartz countertops, stainless steel appliances, a functional island, and Luxury Vinyl Plank flooring, with a convenient powder room completing the level. And then there’s the balcony — arguably the best outdoor seat in the entire complex. Unlike most units, you’re not staring into an opposing balcony or your neighbour’s kitchen while you unwind. This is a genuinely private vantage point, the kind of quiet, open outlook that’s almost impossible to find in townhome living. It’s the difference between a balcony you tolerate and one you actually use. This is where the home truly stands apart.

Solar panels on the roof, paired with a comprehensive suite of energy-efficiency features, mean lower utility costs and a smaller footprint without sacrificing comfort. Built to Jayman’s CORE Performance standard with triple-pane windows and a tankless hot water system, this is a home engineered to perform for years to come. Parking solves the problem most townhomes can’t: an oversized single attached garage with a private driveway, plus EV-ready infrastructure. Guests are covered too, with plenty of visitor parking out front and EV charging available on site. Beyond your door, Les Jardins delivers a true lifestyle package — over 70,000 square feet of shared garden space, a fully equipped fitness centre, a dedicated dog park, and professionally managed, maintenance-free living throughout. Newer build. Established location. Future-ready living. The best view in the complex. This is the smarter move — book your private showing today.