

# \$734,900 - 222 Diamond Court Se, Calgary

MLS® #A2265918

**\$734,900**

5 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.15 Acres

Diamond Cove, Calgary, Alberta

\*OPEN HOUSE - Saturday, October 25 from 12pm-2pm.\* Welcome to 222 Diamond Court SE in Diamond Cove, tucked into a quiet cul-de-sac just steps from the Bow River and Fish Creek Park pathway system. This well-maintained home offers five bedrooms, two and a half bathrooms, central air conditioning and an attached heated garage with epoxy flooring. Sitting on a 6,700+ sq. ft. lot, the south-facing backyard features mature trees, no direct neighbours behind and backs onto a small greenspace and lane, creating a private and peaceful outdoor setting. Inside, the main level includes a bright living room with bay windows and hardwood flooring, a kitchen with stainless steel appliances and a breakfast bar and a dining area that opens to the balcony. The balcony is finished with composite decking and has stairs leading directly to the backyard. Three bedrooms are on this level, including the primary bedroom with a four-piece ensuite and walk-in closet, along with a two-piece bathroom. The fully developed lower level offers large windows, two additional bedrooms with walk-in closets, a full bathroom and a spacious recreation room with a gas fireplace. There is generous storage throughout the basement, including dedicated storage areas and space under the stairs. Recent updates include fresh interior paint, blown-in insulation in the garage attic and full replacement of Poly-B plumbing with PEX. A move-in ready home in a sought-after location close to parks, pathways, schools, amenities



and major routes.

Built in 1992

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265918    |
| Price          | \$734,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,414       |
| Acres          | 0.15        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 222 Diamond Court Se |
| Subdivision | Diamond Cove         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2C7C7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings         |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |

|                 |      |
|-----------------|------|
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                  |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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