



GRASSROOTS
REALTY GROUP

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606 DIAMOND Court SE
Calgary, Alberta

MLS # A2298032



\$699,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,453 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: GARAGE DOOR OPENERS AND 4 CONTROLS

PRIVATE AND QUIET 1453 SQUARE FOOT BUNGALOW, LOCATED IN DIAMOND COVE, ON A QUIET CUL-DE-SAC, NEXT TO FISH CREEK PARK AND THE BOW RIVER VALLEY PATHWAY SYSTEM. 2 BEDROOMS, 5 PIECE ENSUITE, 4 PIECE MAIN BATH, MAIN FLOOR LAUNDRY, HEATED DOUBLE ATTACHED GARAGE AND HEATED SINGLE DETACHED GARAGE. ALBI BUILT, THE MAIN LEVEL FEATURES HARDWOOD FLOORING. A REAR DECK OFF THE NOOK. THE LOWER LEVEL IS PARTIAL FINISHED, NEEDS FLOORING. THE HOME ALSO INCLUDES A WATER SOFTNER, CENTRAL VAUCFLO, GASLINE TO THE DECK FOR A BBQ, AIR CONDITIONING, UNDERGROUND SPRINKLERS. NEW FURNACE IN 2025, HEATED DETACHED SINGLE GARAGE IN 2023, HOT WATER TANK IN 2017, SHINGLES IN 2019. HOME SOLD AS IS. A GREAT PLACE TO CALL HOME