



**711 Diamond Court SE
Calgary, Alberta**

MLS # A2300046



\$699,999

Division:	Diamond Cove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,389 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows		

Inclusions: Vacu Flo "AS IS" with hose, Patio table and Chairs, BBQ

Welcome to this beautifully maintained detached home, tucked away on a quiet cul de sac in the highly sought-after community of Diamond Cove—known for its close-knit feel and exceptional proximity to the Bow River and pathway system. Just steps to scenic trails and green space, this location offers a peaceful, nature-filled lifestyle while remaining conveniently connected. Offering over 2,750 sq ft of developed living space, this home features 2 main floor bedrooms and a bright, functional layout with high ceilings and a warm blend of hardwood, tile and carpet on the main floor. The updated kitchen with quartz countertops serves as the heart of the home, while the rest of the property has been very well cared for—making it move-in ready with opportunity to personalize over time. Natural light pours in through vinyl windows and skylights, and the gas fireplace adds warmth to the main living space. The fully developed basement is spacious and offers a great canvas to customize to your needs. The basement includes two well-sized rooms with closets and non-egress windows, which could be converted back to bedrooms with the installation of egress-compliant windows. A rare bonus is two laundry areas—one on the main floor and one in the basement, both equipped with washer and dryer setups. Enjoy the private backyard with garden space, rear porch, and BBQ gas line—perfect for summer evenings. Additional features include the central A/C with summer around the corner. The home is also equipped with a durable rubber roof, offering peace of mind with no immediate concerns for future roof replacement. A fantastic opportunity to move into a well-established community and create lasting memories, all just moments from the river, parks, and everyday amenities.