



THE
A-TEAM

**RE/MAX
FIRST**

646 DIAMOND Court, Calgary T2J 7C8

MLS®#: **A2197397** Area: **Diamond Cove** Listing Date: **02/26/25** List Price: **\$1,129,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **6,781 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,664**
 Low Sqft:
 Ttl Sqft: **1,664**

DOM

0
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Level,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Composite Siding,Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Closet Organizers,Crown Molding,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`4" x 7`2"
Bedroom - Primary	Main	21`11" x 14`2"
Breakfast Nook	Main	9`10" x 7`9"
Kitchen	Main	14`11" x 9`10"
Living Room	Main	18`2" x 12`9"
Other	Lower	6`0" x 3`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	14`5" x 8`10"
Bedroom	Main	12`7" x 10`0"
Dining Room	Main	17`3" x 13`6"
Laundry	Main	
3pc Bathroom	Lower	9`1" x 6`1"
Bedroom	Lower	12`8" x 9`8"

Bedroom
Media Room

Lower
Lower

12`9" x 9`8"
19`1" x 13`9"

Game Room
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

35`10" x 15`2"
21`9" x 17`4"

Title:
Fee Simple
Legal Desc:

9212373

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this extensively renovated 4-bedroom 3-bathroom Bungalow in Diamond Cove SE. This 2600 total sq ft. developed home has been professionally renovated by Reno Pros with the Interior design by Harmony Interiors. The home has such features as new Hardie board siding, rubber roof, 23'x10' deck with aluminum railing, New Exterior & Interior lighting, The kitchen has new full-length cabinets from Factory Direct with undermount lighting, tiled backsplash, quartz countertops, new appliances dishwasher, B/I microwave, Refrigerator, 2x Beverage fridges. The entire house has new doors & trim, freshly painted. & new flooring. The main floor has 2 bedrooms a 4-piece bathroom, laundry room as well has a large living room with electric fireplace. The large primary bedroom has a walk-in closet, 4-piece ensuite that includes a 4'x6 ft shower with 10 mil glass and heated floors. There is a formal dining room as well that could easily be another living room. The lower level has 2 large bedrooms with a 3-piece bath, media room, with BI speakers that are wired into the utility room. There is also a games room with wet bar & beverage fridge. The lower level also boasts a 21' x 18' utility room that could easily be converted to a workshop/craft room as well as storage area. The plumbing has also been updated with new pex piping & a 50-gal Hot water Tank, this home is also Air Conditioned. The south facing backyard has RV parking a storage shed as well as lots of room for the home gardener. There is a heated double garage as well. You must see this home.**

Inclusions:
Property Listed By:

Shed
RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



646 Diamond Ct SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1864.87 sq ft



Main Floor
Exterior Area 1864.87 sq ft

Basement (Below Grade)
Exterior Area

PREPARED: 2025/1/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

646 Diamond Ct SE, Calgary, AB

Basement (Below Grade): Interior Area 1037.98 sq ft
Excluded Area 373.57 sq ft



Basement (Below Grade)
Interior Area 1037.98 sq ft
Excluded Area 373.57 sq ft

PREPARED: 2025/1/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

646 Diamond Ct SE, Calgary, AB

Main Floor: Exterior Area 1864.87 sq ft
Excluded Area 451.87 sq ft



Main Floor
Exterior Area 1864.87 sq ft
Excluded Area 451.87 sq ft

PREPARED: 2025/1/22



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