

# \$355,500 - 206, 404 1 Avenue Se, Diamond Valley

MLS® #A2224676

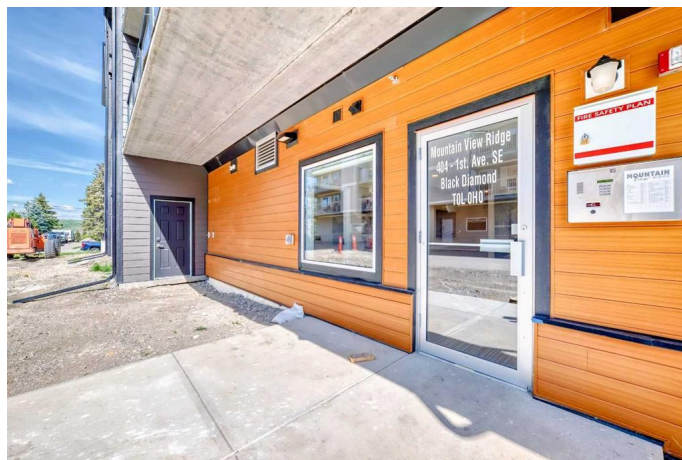
**\$355,500**

1 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.00 Acres

NONE, Diamond Valley, Alberta

Imagine living in a walkable, home-y small town but in a stylish, big-city style condominium with zero upkeep. Welcome to newly-built Mountain View Ridge in Diamond Valley, AB. Unit 206 is the biggest one-bedroom in a building that features a first-floor garage, common room and workroom. The building is dog friendly and even features a dog wash in the parking garage. You can not brat the concrete construction of this pristine new building. Enter the unit to a massive L-shaped kitchen, a dining or office niche and your living area. Your own storage unit is located off the balcony, which has a natural gas hook-up for your barbecue. The unit is air-conditioned for summer comfort. The bedroom can accommodate a king bed. A washer/dryer hook-up is conveniently located in the large bathroom with walk-in shower. And, this unit can accommodate those with accessibility needs. Enjoy having Kananaskis Country on your doorstep, all with being only 15 minutes to Okotoks and 30 minutes to south Calgary.



Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2224676  |
| Price     | \$355,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 930               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 206, 404 1 Avenue Se |
| Subdivision | NONE                 |
| City        | Diamond Valley       |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T0L 0H0              |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Recreation Room |
| Parking Spaces | 1                        |
| Parking        | Stall, Underground       |
| # of Garages   | 1                        |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Ceiling Fan(s), Storage        |
| Appliances        | Dishwasher, Microwave Hood Fan |
| Heating           | Baseboard                      |
| Cooling           | Partial                        |
| # of Stories      | 4                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 53             |

Zoning R3

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.