

\$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

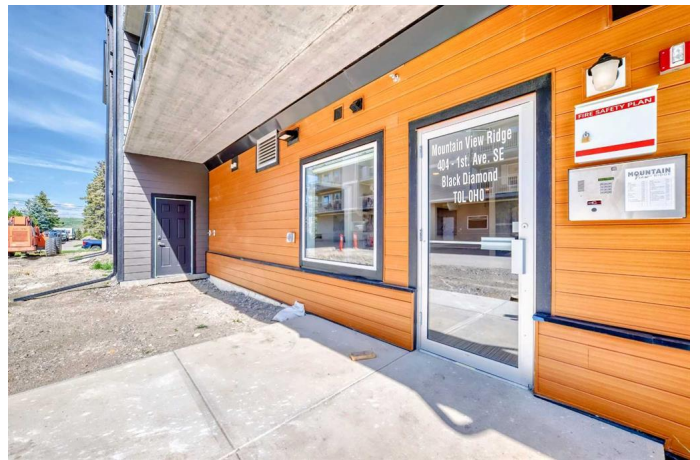
One-Bedroom Wheelchair-Accessible Condo
â€“ Brand-New, North-Facing, Move-In Ready

OPEN HOUSE June 7th @ 11:00-3:00! Come join in the Diamond Valley Annual Parade & Festival and then come see your new condo! Welcome to effortless living in Diamond Valley Eastâ€™s newest and most thoughtfully designed building. This brand-new one-bedroom, one-bathroom condo offers an exceptional blend of comfort, accessibility, and quality craftsmanship. Located on the second floor, this unit is fully wheelchair accessible, featuring wider doorways, barrier-free entry, and a layout designed for ease of mobility.

Discover comfort, quality and thoughtful design in this spacious 930-square foot home.

Move-in ready, this home features 9-foot ceilings, modern finishes, and a north-facing covered balconyâ€“perfect for enjoying fresh air in the shade without the summer heat. Triple-glazed windows ensure a quiet and energy-efficient living space filled with natural light.

This building has been constructed with quality in mind, using a concrete core and steel beam structure that significantly reduces noise between units. It's pet-friendly, allowing up to two small to medium dogs, and includes a heated dog wash station in the parkade. Air conditioning, elevator access, and steel-stud



interior walls all contribute to a durable, comfortable, and low-maintenance home.

The building also includes heated indoor parking and a party room. Low condo fees cover heat and water.

Located in Diamond Valley East (formerly Black Diamond), the building offers easy access to nearby amenities like a hospital, schools, charming local shops, and walking paths and parks along the river. Major shopping in Okotoks is just 15 minutes away, with Calgary a 30-minute drive, and Kananaskis Country just 20 minutes for outdoor adventures year-round.

Whether you're looking for step-free living, aging-in-place readiness, or simply a more comfortable everyday layout, this accessible one-bedroom condo is a smart and stylish investment in your future. Contact us today for more information or to book your private showing.

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	10
Zoning	R3

Listing Details

Listing Office	eXp Realty
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