

\$500,000 - 103 2a Avenue Nw, Diamond Valley

MLS® #A2238646

\$500,000

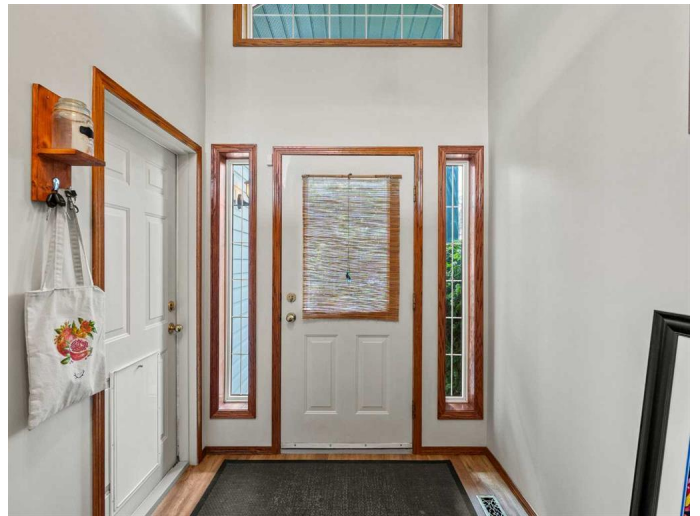
2 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

Tucked into the quiet, friendly community of Black Diamond, this charming three-level split offers the perfect escape from city life—without giving up convenience. With 992 square feet above grade, soaring vaulted ceilings, and skylights that flood the main living space with natural light, the home feels bright, airy, and far more spacious than the numbers suggest. New luxury vinyl plank was installed in 2020 and is still in great shape, along with new shingles in 2019. The open-concept layout makes it ideal for relaxed living or easy entertaining, while the upper level houses 2 bedrooms, complete with walk in closet in the primary, a 4 piece bathroom and the laundry room up here for extra convenience. The undeveloped lower level offers a blank slate just waiting for your future ideas complete with a full rough-in for a future bathroom. The home sits on a treed end lot with an insulated and drywalled double attached garage, driveway parking for two, and extra parking along the side.

The gardens, front and back, are thoughtfully landscaped to create a natural private sanctuary full of perennials that bloom like a summer-long fireworks display! Among them are poppies, tulips, roses, clematis, and hanging violets among many, many others. There's also a Saskatoon Berry bush, a Nanking Cherry bush, rhubarb, garlic, and two apple trees that produce delicious, edible fruit. With no neighbours behind—just green



space, trees, and acreagesâ€”it truly feels like living in the country, and the setting could not be more peaceful. Five new solar panels were installed in September of 2024, rendering electric bills almost a thing of the past.

Itâ€™s a scenic and easy 30-minute drive from Calgary, and yet you'll feel a world away. A stunning and quiet area of Kananaskis, including the Sheep River Falls, is practically on your doorstep. While Okotoks, only 15 minutes east, has big box stores galore. Diamond Valley is known for its creative community, slower pace, and small-town spirit. Local cafes, award winning breweries, (worldâ€™s best Hefeweizen, anyone?) walking trails, and stunning Rocky Mountain views offer a welcome change of pace from the daily grind. If youâ€™ve been dreaming of a simpler lifestyle without sacrificing comfort or connection, this could be the one!

Built in 1998

Essential Information

MLS® #	A2238646
Price	\$500,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	103 2a Avenue Nw
Subdivision	NONE

City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Open Floorplan, Skylight(s), Walk-In Closet(s)
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Private, Treed, Greenbelt, Native Plants
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Zoning	R1

Listing Details

Listing Office	CIR Realty
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