

# \$740,000 - 69 Coral Springs Park Ne, Calgary

MLS® #A2229053

## \$740,000

5 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 0.11 Acres

Coral Springs, Calgary, Alberta

VERY NEAT AND CLEAN. TWO STOREY HOME. FULL WALK-OUT BASEMENT. MAIN FLOOR HALF BATH AND LAUNDRY ROOM, BEDROOM, LIVINGROOM+DINING ROOM, OPEN TO BELOW ROUND STAIRS, FAMILY ROOM WITH GAS FIRE PLACE. KITCHEN WITH PANTRY, ISLAND AND NOOK LEADING TO DECK ON THE BACK. UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS+BONUS/ LOFT AREA. MASTER WITH FULL BATH EN-SUITE AND WALK-IN CLOSET. AN OTHER FULL BATH AND 2 MORE BEDROOMS ON UPPER LEVEL. FULLY FINISHED WALK-OUT BASEMENT WITH ONE BEDROOM[ ILLEGAL] SUITE. ACROSS FROM A HUGE PARK, CITY AND MOUNTAIN VIEW. FRONT DOUBLE ATTACHED INSULATED GARAGE. CLOSE TO BUS, SCHOOL AND SHOPPING. VERY EASY TO SHOW UPPER 2 LEVELS BUT BASEMENT IS RENTED NEED 24 HOURS NOTICE FOR SHOWING THE BASEMENT.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229053  |
| Price      | \$740,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,141       |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 69 Coral Springs Park Ne |
| Subdivision | Coral Springs            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | t3j 3y3                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 6                       |
| Parking        | Double Garage Attached  |
| # of Garages   | 2                       |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Family Room, Gas                                                                                         |
| Has Basement      | Yes                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Playground                                                         |
| Lot Description   | Back Yard, Garden, Lake, Landscaped, Low Maintenance Landscape, No Neighbours Behind |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 74             |
| Zoning         | R-CG           |
| HOA Fees       | 390            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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