

# \$439,900 - 319 Coral Cove Ne, Calgary

MLS® #A2236455

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.00 Acres

Coral Springs, Calgary, Alberta

Welcome to this exceptional townhome, nestled in a secure, gated community within the family-friendly neighborhood of Coral Springs. This well-maintained residence offers a peaceful and secure living environment, featuring limited access for authorized individuals only. Enjoy the tranquility of lake access and the convenience of being just steps away from shopping, schools, parks and more. As you enter, youâ€™re welcomed by an open-concept layout that seamlessly flows into a captivating kitchen complete with ample cabinetry. The adjacent dining area enhanced by a cozy fireplace creates the perfect ambiance for chilly evenings. The expansive family room offers plenty of space for relaxation and gatherings and a side door leads to a convenient rear entrance. Upstairs, the master suite features a private ensuite and a spacious walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. For your convenience, a single attached garage provides ample parking and storage space. The unfinished basement presents a fantastic opportunity to add your personal touch and create additional living space. This is an opportunity you donâ€™t want to missâ€”schedule your private showing today and envision yourself settling into your new home!

Built in 2002



## Essential Information

MLS® #	A2236455
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	319 Coral Cove Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y9

## Amenities

Amenities	Beach Access, Clubhouse, Snow Removal, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Playground, Private Entrance  
Lot Description        Level, Rectangular Lot  
Roof                      Clay Tile  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 4th, 2025  
Days on Market        2  
Zoning                    M-C1 d33  
HOA Fees                400  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Prep Ultra

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