

# \$398,500 - 206 Coral Cove Ne, Calgary

MLS® #A2227658

**\$398,500**

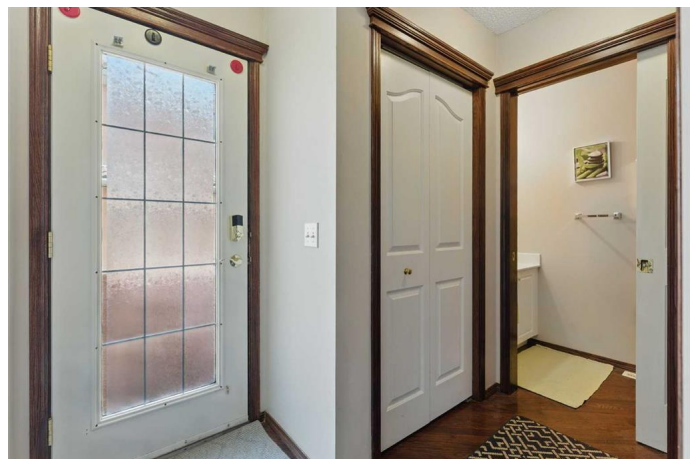
2 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.00 Acres

Coral Springs, Calgary, Alberta

Located in the heart of the desirable lake community of Coral Springs, this beautifully maintained 2-bedroom, 2.5-bathroom townhome with over 1,450 sqft of above-grade living space is a perfect blend of comfort, convenience, and value, all for under \$400,000! As you enter this gated complex, you'll immediately feel at home with its treelined streets, ample visitor parking, and welcoming neighbours. Step inside and discover a bright, open-concept main floor featuring a spacious living room, gas fireplace, main floor laundry, powder room, and direct access to your single attached garage. Everything is designed for easy living. Upstairs, you'll love the bonus room, ideal as a TV area, home office, or flexible space, plus a full bathroom and two generous bedrooms. The primary suite is a true retreat, complete with a 5-piece ensuite and a walk-in closet. The basement is unspoiled and ready for your personal touch. Create the perfect additional living space, home gym, or storage. This property offers exceptional value, low-maintenance living, and the perks of lake access. Single attached garage and driveway parking!! Whether you're a first-time buyer, downsizing, or investing, don't miss your chance to own in this well-managed, secure, and family-friendly community! Book your showing today. Opportunities like this don't last!

Built in 2000



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2227658      |
| Price          | \$398,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,462         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 206 Coral Cove Ne |
| Subdivision | Coral Springs     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3Y 3Y9           |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Clubhouse, Gazebo, Parking |
| Parking Spaces | 2                          |
| 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, Washer |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Landscaped, Level, Low Maintenance Landscape, Lake  
Roof                      Clay Tile  
Construction           Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 6th, 2025  
Days on Market        10  
Zoning                    M-C1 d33  
HOA Fees                400  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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