

# \$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, Gazebo, Snow Removal, Visitor Parking |
| 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        34  
Zoning                   M-C1 d33  
HOA Fees                400  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Prep Ultra

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