

# \$574,900 - 215 Coral Springs Circle Ne, Calgary

MLS® #A2212844

**\$574,900**

4 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.08 Acres

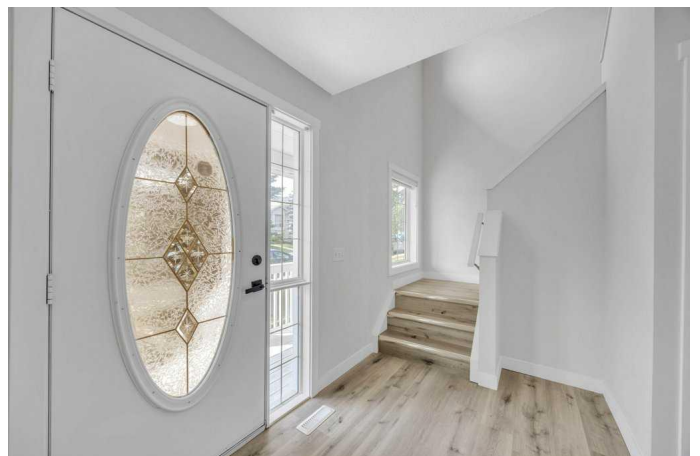
Coral Springs, Calgary, Alberta

Welcome to this fully renovated home in the sought-after lake communities of Coral Springs! This property boasts a illegal basement suite, 4 bedrooms, 3 full bathrooms, a den, and separate laundry facilities for the basement and upstairs. Upon entering, you're greeted by an open floor plan with abundant natural light streaming through numerous windows. The main level features a spacious kitchen with brand-new appliances, a large living room, a separate dining area, and a full bathroom. Upstairs, you'll find 3 generously-sized bedrooms and another full bathroom. The laundry area is conveniently located on the main floor. The basement, with its separate entrance, includes an illegal suite offering a bedroom, den, kitchen, large living area, and a full bathroom. This home is an ideal opportunity for investors or first-time home buyers. Don't miss out on this fantastic opportunity—it won't last long!

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212844  |
| Price          | \$574,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,249     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 1996        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 215 Coral Springs Circle Ne |
| Subdivision | Coral Springs               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J3P7                      |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Beach Access, Playground |
| Parking Spaces | 2                        |
| Parking        | Off Street               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Exterior Entry, Finished, Full, Suite                                                        |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground               |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 17               |
| Zoning         | R-C1N            |

|                |     |
|----------------|-----|
| HOA Fees       | 417 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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